

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 10, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 10 and 11 Civic Studies students from Crofton House School, under the direction of their teacher, Miss Yeung.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

THAT the Minutes of the Regular Council Meeting of April 3, 1979, (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Land Lease Agreement -
Chinese Cultural Centre

Council on April 3, 1979, when considering a Manager's Report concerning the land lease agreement for the Chinese Cultural Centre deferred the matter and requested the Mayor to meet with representatives of the Centre and the Vancouver Chinese Canadian Activity Centre Society for a full discussion on the Society's protest over the lease.

Cont'd . . .

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UNFINISHED BUSINESS (Cont'd)

Land Lease Agreement -
Chinese Cultural Centre (Cont'd)

The Mayor advised that he had met with the groups on Monday, April 9th, along with other members of Council and indicated that he was satisfied that the Cultural Centre group, having in excess of 6,000 members, was fairly representative of the community and the organization had demonstrated that it had sufficient funds on hand plus pledges, amounting to about \$900,000 to proceed with Phase 1.

The Mayor stated he had offered to appoint a small advisory committee involving members of the community. This suggestion was taken under advisement.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager as contained in his report dated March 30, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. 1979 FCM Conference -
Attendance

Council noted a memorandum dated April 6, 1979, from the City Clerk regarding the 1979 FCM Conference which is being held in Quebec City from June 3rd to 6th, 1979. To date nine Council members have indicated they wish to attend the Conference.

The report concluded with the following recommendations:

- A. The Mayor be authorized to appoint the Council delegates (including voting delegates) to the 1979 FCM Conference to be held in Quebec City.
- B. The City Manager be authorized to attend the FCM Conference and to also attend the Canadian Association of Municipal Administrators' Conference which precedes the FCM Conference in Quebec City and will be held from May 31st to June 3rd, 1979.
- C. If a Member(s) of Council is elected to the FCM Board of Directors, Council agree to meet the cost of the Member(s) attendance at FCM Board of Directors' meetings.

MOVED by Ald. Little,

THAT the Mayor be authorized to appoint no more than three delegates, including the Mayor, to attend this Conference.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt,
and Kennedy opposed.)

MOVED by Ald. Bellamy,

THAT the Mayor be authorized to appoint no more than five delegates, including the Mayor, to attend this Conference.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Little, Marzari,
Puil and Rankin opposed.)

Cont'd . . .

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COMMUNICATIONS OR PETITIONS (Cont'd)

1979 FCM Conference -
Attendance (Cont'd)

MOVED by Ald. Gerard,

THAT the Mayor be authorized to appoint no more than seven delegates, including the Mayor, to attend this Conference.

- LOST

(Aldermen Bellamy, Little, Marzari, Puil, Rankin
and the Mayor opposed.)

MOVED by Ald. Little,

THAT the Mayor be authorized to appoint no more than four delegates, including the Mayor, to attend this Conference.

- CARRIED

(Aldermen Boyce, Harcourt, and Kennedy opposed.)

MOVED by Ald. Puil,

THAT recommendations 'B' and 'C' as contained in the City Clerk's memorandum dated April 6, 1979, be approved.

- CARRIED UNANIMOUSLY

2. Acquisition of Manhattan
Apartments

Council noted a letter from the Manhattan Co-operative Housing Association requesting permission to address Council on April 24th, concerning the proposed acquisition of the Manhattan Apartments by the Tenants' Co-operative Association.

MOVED by Ald. Rankin,

THAT the foregoing delegation request by the Manhattan Co-operative Housing Association be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 6, 1979

Works & Utility Matters
(April 6, 1979)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Local Improvement Project - Correction of Error
(Pavement & Curbs, Nanaimo St.,
29th - 34th Aves. 452/01)
- Cl. 2: Flat Rates for Property Owners' Share of
Completed Local Improvement Projects
- Cl. 3: Tender No. 791 - Street Pavements and Curbs
- Cl. 4: Closure of Portion of the Lane South of
Pender Street between Columbia Street and
Pender-Keefer Diversion
- Cl. 5: Closure of Lane East of Fraser Street from
18th Avenue to the Lane South of 18th Avenue
and the Lane South of 18th Avenue from Lane
East of Fraser Street to 99 feet East;
Abutting Lots 1-7, Block 67, District Lot 301,
Plan 187
- Cl. 6: Local Improvements on the "Initiative Principle"
- Cl. 7: Local Improvement - Special Relief

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)

Works & Utility Matters
(April 6, 1979) (Cont'd)

Local Improvement Project - Correction of
Error (Pavement & Curbs, Nanaimo Street
(Clause 1)

MOVED by Ald. Puil,
THAT Alternative 'B' as contained in this clause of the City
Manager's report, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Harcourt, and Rankin opposed.)

Clauses 2 - 5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained
in clauses 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained
in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Building and Planning Matters
(April 6, 1979)

The Council considered this report which contains five clauses
identified as follows:

- Cl. 1: Riley Park N.I.P. - Six Month Progress
Report #3
- Cl. 2: Strata Title Application - 1960 Creelman
Avenue and 1303 Walnut Street
- Cl. 3: Rezoning Application - 1724 East 10th Avenue
(between Commercial and Victoria)
- Cl. 4: Removal of Non-Conforming Billboards
and Roof Signs
- Cl. 5: Demolition of Buildings - Subsection 10.12
of Zoning and Development By-law

Clauses 1 - 3 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained
in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(April 6, 1979) (Cont'd)

Removal of Non-Conforming Billboards
and Roof Signs
(Clause 4)

MOVED by Ald. Bellamy,

THAT this clause in the City Manager's report, be deferred until May 1st, 1979, and Seaboard Advertising Company be given the opportunity of appearing as a delegation as requested in its letter of April 10th.

- CARRIED UNANIMOUSLY

Demolition of Buildings - Subsection 10.12
of Zoning and Development By-law
(Clause 5)

MOVED by Ald. Little,

THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(April 6, 1979)

Arson Alert Program Proposed by the
Attorney-General of the Province
(Clause 1)

MOVED by Ald. Ford,

THAT this clause in the City Manager's report, be received for information and the Chief Constable be requested to comment on the information contained in the report.

- CARRIED UNANIMOUSLY

Finance Matters
(April 6, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Purchase of Essential Accessories for New Gas Chromatograph, City Analyst's Laboratory, Health Department
- Cl. 2: 1979 Operating Grant Request, Vancouver City Planning Commission
- Cl. 3: Hodson Manor
- Cl. 4: Champlain Heights Phase 2 Budget
- Cl. 5: Display of Red Cross Flags
- Cl. 6: Queen Elizabeth Theatre Restaurant Addition

Purchase of Essential Accessories for
New Gas Chromatograph, City Analyst's
Laboratory, Health Department
(Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(April 6, 1979) (Cont'd)

1979 Operating Grant Request,
Vancouver City Planning Commission
(Clause 2)

MOVED by Ald. Rankin,

THAT the 1979 operating grant request from the Vancouver City Planning Commission as detailed in this clause of the City Manager's report be approved.

- CARRIED UNANIMOUSLY

Hodson Manor
(Clause 3)

Prior to considering this clause it was noted that the Thera Wholistic Health Centre, in its letter of April 5th, was requesting the opportunity of appearing before Council as a delegation to present its plan for the use of Hodson Manor.

The Council also noted a letter dated March 6th, from the Heritage Advisory Committee reaffirming its two concerns regarding Hodson House, i.e. the highest rent possible should be obtained, and tenants agreeing to a good standard of maintenance of the building and the grounds.

MOVED by Ald. Rankin,

THAT this clause in the City Manager's report, be deferred pending the hearing of delegations from the Thera Wholistic Health Centre and other affected organizations.

- CARRIED UNANIMOUSLY

Champlain Heights Phase 2 Budget
(Clause 4)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Display of Red Cross Flags
(Clause 5)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

FURTHER THAT a grant to the Red Cross Society be approved to cover the costs of installing and removing flags, estimated at \$150, these funds to be appropriated from "Other Grants" account.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Queen Elizabeth Theatre
Restaurant Addition
(Clause 6)

In considering this clause Council was advised by the Manager that a proposal has been made by the Vancouver Ticket Centre to lease the lower area of the restaurant from the City for \$1,500 per month to carry out renovations, and to use it for their business instead of their present location near the Q.E. Playhouse. If the restaurant lessee were to give up his lease on the lower floor in exchange for the proposed addition to the restaurant then the "package" would be more profitable for him at no additional rent. Also the City would have a firm source of additional income, more than sufficient to amortise the cost of the restaurant addition.

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(April 6, 1979) (Cont'd)

Queen Elizabeth Theatre
Restaurant Addition
(Clause 6) (Cont'd)

The lessee is willing to consider this proposition, but does not wish to tie the transaction into the question of restaurant expansion.

Mr. Niki, the restaurant lessee, addressed the Council on the need for the restaurant addition, following which it was

MOVED by Ald. Puil,

THAT this whole matter be referred to the Finance Committee for consideration and report.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Little,
Marzari, Rankin and the Mayor opposed.)

MOVED by Ald. Bellamy,
THAT Council

- (a) Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of \$110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.
- (b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.
- (c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) be increased by \$1,200, - in order to amortise construction costs.

- CARRIED

(Alderman Puil opposed.)

The Manager was asked to discuss with the Director of Finance the feasibility of appropriating the necessary funds from the Property Endowment Fund instead of the Supplementary Capital Budget.

Personnel Matters
(April 6, 1979)

Request for Leave of Absence With Pay -
Marilyn Clark - Personnel Services Department
(Clause 1)

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

FURTHER THAT Mrs. Clark be congratulated on her appointment.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(April 6, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Champlain Heights - Enclaves 2 and 17
- Cl. 2: Champlain Heights - Enclave 15/Lease Agreements
- Cl. 3: Champlain Heights - Enclave 16
- Cl. 4: The Partial Taking of Lot 12, Except the West 20 Feet; Now Lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street
- Cl. 5: Possible Inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street
- Cl. 6: Cancellation and Lease of 1830 and 1836 West 5th Avenue

Clauses 1 - 3 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

The Partial Taking of Lot 12, Except the West 20 Feet; Now Lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street
(Clause 4)

MOVED by Ald. Marzari,

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Possible Inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street
(Clause 5)

MOVED by Ald. Harcourt,

THAT Council reaffirm its resolution of March 16, 1976, and inform the British Columbia Buildings Corporation that the property at 2625 Yale Street cannot be made available to it.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT the City formally offer the site of the proposed Detoxification Centre at 377 East 2nd Avenue to the Provincial Government in part payment of the property at 635 Burrard Street.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed.)

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(April 6, 1979) (Cont'd)

Cancellation and Lease of 1830 and 1836
West 5th Avenue
(Clause 6)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services.
(March 22/April 3, 1979)

First Quarterly Report from Downtown
Housing Implementation Committee
(Clause 1)

When considering this clause Council noted a memorandum dated April 9, 1979, from the Deputy City Manager, clarifying issues raised in a letter from the Canadian Institute of Public Health Inspectors and a submission from the City Health Inspectors.

The letter from the Canadian Institute of Public Health Inspectors, dated April 9, 1979, (also before Council this day) expressed concern about the recommendations contained in the Standing Committee's report that health aspects of the Lodging House By-law be transferred to Permits and Licences under Generalist Inspectors, (recommendations C and D of the Committee contained in its report dated March 22/April 3, 1979).

The Deputy City Manager advised that discussions have been held with representatives of the Vancouver Municipal and Regional Employees' Union on conditions for seconding employees and the employees' association has agreed that employees are adequately protected. The City Manager has assured the concerned employees that, should Council approve this proposal, the following would occur:

1. their status in the Health Department would be protected;
2. any individual employee would not be seconded for more than a year at one time (to maintain familiarity with Health Department operations);
3. Health Inspectors would have the opportunity to accept openings in Permits and Licences;
4. hiring of additional "Generalist" Inspectors would only take place when a vacancy occurs in Health which can be transferred to Permits and Licences.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in
this report, be approved;

FURTHER THAT the measures outlined in the Deputy City Manager's
memo of April 9, 1979, be also approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee
on Community Services
(April 5, 1979)

Grant Request - Vancouver Urban Core
Community Workers Association
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained
in this report, be approved.

(Ald. Puil opposed)

- CARRIED BY THE
REQUIRED MAJORITY

CITY MANAGER'S REPORT & DELEGATIONS

B. Proposed Subdivisions at 6262/6288
Adera Street and 6476 Adera Street

Before Council this day was a report from the City Manager,
dated March 28, 1979, in which the Director of Planning reported
on the following subdivision applications:

- (1) to resubdivide Lots 7 and 8 of Lot 4, Block 3,
D.L. 526 (6262 and 6288 Adera Street) and
- (2) to subdivide Amended Lot A of 4, Block 7, D.L. 526
(6476 Adera Street).

The report described the applications, reviewed the powers
of the Approving Officer and case law, tests of acceptability,
public response and arguments, commented on letters from residents
in the area and discussed the role of Approving Officer and City
Council.

Also before Council was a report, dated April 5, 1979,
from the City Manager, submitting for information the comments
of the Director of Legal Services on Council's role and that of
the Approving Officer.

A letter dated April 5, 1979, from the applicants for
subdivision of 6262/6288 Adera Street was also before Council.
This letter asked that Council proceed with consideration of this
matter this day and not defer it to a later date as requested
by some of the residents.

The following addressed Council on this matter:

Mr. Russell Baker, representing Ball and Bishop, owners of 6262/
6288 Adera Street, read from a brief circulated this day, putting
forth various arguments in favour of approval of this sub-division
application. Mr. Baker also pointed out that Council does not have
the authority to instruct the Approving Officer with respect to
approval or rejection of subdivision applications.

Mr. G.J. Ball, on behalf of Mr. and Mrs. J. Ball and Mr. and Mrs.
W. Bishop, applicants for subdivisions of 6262/6288 Adera Street,
put forward arguments as to why the applicants do not feel the
proposed subdivision would be detrimental to the area. By means
of maps he reviewed the sizes of a number of current lots in the
area to show that some of these lots are smaller in size than the
properties which would result from the requested subdivision.

Mr. J. Baker, representing the owner of 6476 Adera Street, filed
a brief and addressed Council. He indicated that the design of
any dwelling erected on the subdivided lots will be subject to
approval of the Director of Planning. He, too, commented that a
number of the current lots in the area are smaller than those that
would result from the proposed subdivision of 6476 Adera Street.

Continued.....

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Proposed Subdivisions - Adera Street (Cont'd)

Mr. Devitt - South Granville Property Owners' Association read from a brief circulated this day, urging Council not to approve the requested subdivisions and suggested that Council pass a resolution that it is in the public interest not to reduce the sizes of existing lots in the area bounded by 41st Avenue to 57th Avenue and Granville Street to Cypress Street, in order to preserve the character and amenities of the area.

During Mr. Devitt's presentation, Mr. Brandes, also from the South Granville Property Owners' Association, by means of an overhead projector, illustrated the current stability of the area and the fact that many of the lots have a frontage of 70 feet or more. He claimed that it would not be in the interest of the neighbourhood to approve the requested subdivisions as approval would affect the amenity of the area.

Mr. Gordon Campbell, a local resident, also urged Council not to approve the requested subdivisions of the Adera Street lots.

During consideration of this matter the Director of Planning put forth his position.

MOVED by Ald. Bellamy

THAT the submissions be received and communicated by the City Clerk to the Approving Officer for consideration when dealing with the applications;

FURTHER THAT the Approving Officer be advised that, in Council's view, the proposed subdivisions of 6262/6288 and 6476 Adera Street are not in the public interest.

- CARRIED

(Ald. Little opposed)

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The Council recessed at 4:25 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:25 p.m.

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee
on Finance and Administration
(April 5, 1979)

1979 Operating Budget Estimates

MOVED by Ald. Puil

THAT recommendation A of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT recommendation B of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy and Rankin opposed)

MOVED by Ald. Puil

THAT recommendation C of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy, Marzari and Rankin opposed)

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

1979 Operating Budget Estimates (Cont'd)

MOVED by Ald. Puil
THAT recommendation D of the Committee, contained in this
report, be approved.

- CARRIED

(Ald. Boyce opposed)

MOVED by Ald. Puil
THAT recommendation E of the Committee, contained in this
report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation F of the Committee, contained in this
report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation G of the Committee, contained in this
report, be approved.

- CARRIED

(Ald. Ford, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation H of the Committee, contained in this
report, be approved.

- CARRIED

(Ald. Harcourt and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation I of the Committee, contained in this
report, be approved.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Marzari, Puil,
Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT recommendation J of the Committee, contained in this
report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation K of the Committee, contained in this
report, be approved.

- CARRIED UNANIMOUSLY

(Ald. Boyce and Rankin opposed)

MOVED by Ald. Ford
THAT the sum of \$54,670 deleted from the Park Board's New
and Non-annual Recurring Items' Budget be replaced.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy, Little,
Marzari, Puil and the Mayor opposed)

Cont'd.....

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STANDING COMMITTEE REPORTS (Cont'd)

1979 Operating Budget Estimates (Cont'd)

MOVED by Ald. Puil

THAT recommendation L of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil

THAT recommendation M of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 6:00 p.m. to reconvene in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the same Members present with the exception of Alderman Kennedy

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DELEGATIONS (Cont'd)

The Highland Restaurant

In a City Manager's report dated April 4, 1979, the Director of Legal Services reported as follows:

"The lack of three required off-street parking spaces at these premises is a subject which has plagued Council for a considerable period of time. The facts are that the development on the site as approved by the City, does not allow for sufficient open space to provide total parking on the site. The owner had an informal arrangement with the next door owner, but his refusal to allow the area to be paved frustrated its use for parking in conjunction with the restaurant.

The lane access to the rear of the site is a dead end lane which terminates at the easterly boundary extension of the site. To the south there is a single family dwelling which abuts the lane on its entire length.

The lane serving the easterly section of the block is offset from the northerly lane, hence the two can never be joined without some land acquisition.

Several solutions have been explored without any success, except for one proposal. This proposal envisages a dedication, for lane purposes, of about 25 feet at the rear of the site which abuts the lane. Until such time as the Engineer requires this piece to eventually link the two lanes, it could be made the subject of an agreement with the owners of the restaurant to allow it to be used for the off-street parking deficiency. It would be among the conditions laid down that paving, screening and utility pole removal shall all be for the account of the restaurant owners, and be to the satisfaction of the City Engineer.

It is therefore RECOMMENDED that this dedication be accepted, and that an agreement satisfactory to the Director of Legal Services be entered into with the owners of the restaurant respecting its intended use for off-street parking."

Cont'd...

DELEGATIONS (Cont'd)Highland Restaurant (Cont'd)

The following addressed Council on this matter:

Mr. W. F. Guinn - solicitor for the Highland Restaurant, stated that this matter has been before Council for approximately four years and his client is requesting that it be brought to a close this evening. Therefore, he requested that the recommendation of the Director of Legal Services, contained in the City Manager's report dated April 4, 1979, and quoted above, be approved.

Mr. A.K. Thompson, solicitor for 'Tops 24' restaurant, stated that the recommendation of the Director of Legal Services is opposed by the neighbourhood. He again reviewed the history of this matter and stated his client is requesting that Council not permit the Highland Restaurant to establish commercial parking in a residential neighbourhood.

Mr. A.T. Antikainen, a local resident, stated he is opposed to the proposed location of a commercial parking lot adjacent to his property, as it would destroy the amenity of his residence.

MOVED by Ald. Bellamy

THAT the recommendation of the Director of Legal Services, contained in the Manager's report, dated April 4, 1979, be approved;

FURTHER THAT the Director of Legal Services be instructed to pursue the possibility of the proposed parking site not being used for parking after 11.00 p.m. on weeknights and midnight on weekends.

- CARRIED

(Alderman Ford and Little opposed)

At this point in the proceedings,
Alderman Boyce left the meeting.

Community Services Grant Appeals

In accordance with approved procedure the following organizations made representation before Council to appeal Council's March 6, 1979 decisions on their grant applications.

a) B.C. Civil Liberties Association

Dr. R. Robson of the Civil Liberties Association filed a brief; explained that funding to his association is the responsibility of all three levels of government and Council's decision to not grant funds to his Association has jeopardized funds from other sources. He proposed a meeting with all three governments to work out funding for his association.

MOVED by Ald. Rankin

THAT a grant of \$2,500 be made to the B.C. Civil Liberties Association.

- LOST NOT HAVING THE
REQUIRED MAJORITY

(Ald. Gerard, Little and Puil opposed.)

Cont'd....

DELEGATIONS (Cont'd)Community Services Grant Appeals (Cont'd)b) B.C. Housing Foundation

Mr. Frank McDaniel explained the Foundation's work in senior citizen's housing management and requested Council approve a grant of \$5,000 which would cover half the annual cost of the Foundation's housing registry for the elderly.

MOVED by Ald. Rankin

THAT a grant of \$5,000 be made to the B.C. Housing Foundation.

- LOST NOT HAVING THE
REQUIRED MAJORITY

(Ald. Bellamy, Gerard, Harcourt and Puil opposed)

MOVED by Ald. Gerard

THAT a grant of \$2,500 be made to the B.C. Housing Foundation subject to any terms or conditions of the Director of Social Planning.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Puil opposed)

c) Downtown Eastside Residents' Association

Mr. Bruce Eriksen filed a brief requesting Council judge his association's application for a grant of \$36,288 on its merits.

MOVED by Ald. Rankin

THAT a grant of \$36,288 be made to the Downtown Eastside Residents' Association.

- LOST NOT HAVING THE
REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Little,
Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT a grant of \$12,600 be made to the Downtown Eastside Residents' Association.

- LOST NOT HAVING THE
REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Puil
and the Mayor opposed)

d) Missions to Seamen

The Reverend J.D. Parker of the Mission, addressed Council requesting approval of a grant to the Mission and pointed out the Mission is required to pay property taxes to the City. (Briefs from the Mission were previously circulated to Council).

MOVED by Ald. Little

THAT Council approve a grant of up to \$6,300 to the Missions to Seamen, equal to the Mission's 1979 property taxes.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Puil opposed)

e) Native Street Workers' Project

The Mayor advised that a representative of this organization was unable to appear this evening.

MOVED by Ald. Rankin

That the grant appeal of the Native Street Workers' Project be deferred to the Council Meeting on Tuesday, April 24, 1979.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)Community Services Grant Appeals (Cont'd)f) Society for Handicrafts for the Home-bound Handicapped

Mrs. Margaret Jack appeared before Council requesting reconsideration of Council's decision that no grant be made to the organization.

A representative of the Social Planning Department reiterated the Department's comments on this grant application, as contained in the City Manager's report on Community Services Grants, that this program is expensive in terms of the clientele it serves, costing approximately \$1,646 per client. He explained the clients would receive more per year if the City provide its grant directly to them rather than the clients having to make arts and crafts for the Society.

MOVED by Ald. Rankin

THAT a grant of \$13,725 be made to the Society for Handicrafts for the Home-bound Handicapped.

(Ald. Bellamy, Gerard, Little, Puil
and the Mayor opposed)

- LOST NOT HAVING THE
REQUIRED MAJORITY

g) Catholic Community Services

Ms. Alice Arce filed a brief explaining the operation and services of "The Door is Open", a Downtown Eastside drop-in centre operated by the Catholic Community Services, and asked that Council increase the grant of \$3,000 which it approved on March 6, 1979.

MOVED by Ald. Gerard

THAT an additional grant of \$2,000 be made to the Catholic Community Services.

(Ald. Bellamy, Harcourt, Puil,
and the Mayor opposed)

- LOST NOT HAVING THE
REQUIRED MAJORITY.

h) God's Rescue Mission

Mr. Charles Lawrence appeared before Council on behalf of the Reverend Melinda Thorne of God's Rescue Mission and explained that the \$2,300 grant approved by Council on March 6, 1979, does not meet the cost of approximately \$8,400 per year for the operation of God's Rescue Mission.

No action was taken on this grant appeal.

i) Greater Vancouver Information
and Referral Services

Mr. Charles Keast requested Council provide an additional grant to the Information and Referral Service, which would cover the deficit incurred by the Service in supplying 290 updated copies of the Directory of Services to the City at less than actual cost of \$25 each. (Brief circulated to Council).

MOVED by Ald. Ford

THAT the City allocate \$4,060 towards the purchase of 290 copies of Greater Vancouver Information Services 1979 Directory of Services.

(Ald. Bellamy, Little, Puil
and the Mayor opposed)

- LOST NOT HAVING THE
REQUIRED MAJORITY

Alderman Little requested that the City Manager investigate the feasibility of City Departments paying the full \$25 per copy cost of any 1979 Directory of Services purchased from the Greater Vancouver Information and Referral Services.

DELEGATIONS (Cont'd)

Community Services Grant Appeals (Cont'd)

j) Crisis Intervention & Suicide
Prevention Centre for Greater Vancouver

Mr. John Jessiman spoke to his letter of April 6, 1979, which was previously circulated to Council Members, and requested that Council rescind its March 6, 1979 motion that the 1979 grant be the final grant from the City to the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver. He requested leaving until next year the assessment of any grant application from the Crisis Centre in 1980.

MOVED by Ald. Marzari

THAT the March 6, 1979 motion, in which Council specified the 1979 grant be the final grant from the City to the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver, be rescinded.

(Ald. Bellamy and Puil opposed)

- CARRIED BY THE
REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Ford

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Construction of Pavement and Curb -
West Side of Nanaimo Street from
lane south of Mannering Avenue to
lane south of 33rd Avenue.

MOVED by Ald. Marzari

SECONDED by Ald. Little

THAT WHEREAS the Council of the City of Vancouver is desirous of constructing pavement and curb on the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said pavement and curb be constructed on the said portion of Nanaimo Street;

AND WHEREAS the Council deems that the said pavement and curb will specially benefit the real property fronting or abutting on the said portion of Nanaimo Street;

AND WHEREAS the Council may be authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said pavement and curb and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

Regular Council, April 10, 1979. 18.

MOTIONS (Cont'd)

Construction of Pavement and Curb -
West Side of Nanaimo Street from
lane south of Mannering Avenue to
lane south of 33rd Avenue. (Cont'd)

NOW THEREFORE BE IT RESOLVED that a pavement and curb, together with all other necessary and incidental work in connection therewith, be constructed on the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement and curb and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however to the limitation prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement and curb and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of the Capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

B. Allocation of Lands for Lane purposes

MOVED by Ald. Marzari

SECONDED by Ald. Little

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

the South 2 feet of each of Lots 1 and 2, except the North 7 feet of each of said Lots, now road, Block 246, District Lot 526, Plan 590. The same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., dated January 17th 1979, and marginally numbered LF 8957, a print of which is annexed hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, April 10, 1979. 19.

MOTIONS (Cont'd)

C. Expropriation of Land
(4395 Nanaimo Street)

MOVED by Ald. Marzari
SECONDED by Ald. Little

THAT WHEREAS the City of Vancouver desires to acquire a portion of land more particularly described as

Lot 12 except the West 20 feet; now lane, of 5,
Blocks "B" and 10, D.L. 393, Plan 1388

pursuant to its powers under Section 190 of the "Vancouver Charter". Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the sketch plan annexed hereto and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

1. Procedure By-law Amendment

MOVED by Ald. Little
SECONDED by Ald. Bellamy

THAT consideration of the motion on this matter, submitted at the Council meeting on April 3, 1979, be further deferred for two weeks.

- CARRIED

(Ald. Marzari and Rankin opposed)

2. Filling of Vacancies

MOVED by Ald. Little
SECONDED by Ald. Gerard

THAT vacancies occurring in regular staff positions not be filled automatically by Department Heads but first be reviewed for report to the City Manager to:

- (a) justify the continuing need;
- (b) consider whether some organizational change is indicated;

the Manager to take appropriate action thereafter.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

Regular Council, April 10, 1979. 20.

ENQUIRIES & OTHER MATTERS

Changes to the National Housing
Act re Hotels

Alderman Rankin

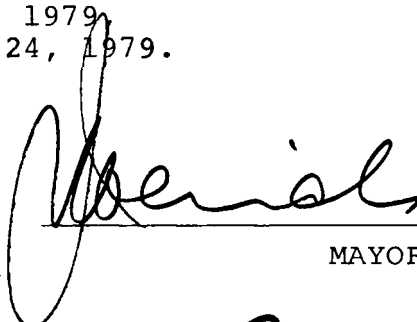
referred to a memo he had received from Dr. Ann McAfee, Housing Planner, advising that the National Housing Act has been amended to explicitly exclude "hotels" from assistance under the Act. Therefore, according to CMHC staff, if this amendment is interpreted broadly it might now exclude assistance to downtown residential hotels. Dr. McAfee suggested that Council make representation to Ottawa to ensure that residential hotels are not excluded from assistance under the Act and that this comment might be appropriate to accompany the recommendations from the first quarterly report on downtown hotels and rooming houses. Members of Council requested that the memorandum referred to be circulated to them for consideration and the Mayor requested the Clerk to do so.

* * * * *

The Council adjourned at 9:25 p.m.

* * * * *

The foregoing are Minutes of the Regular
Council Meeting of April 10, 1979,
adopted by Council on April 24, 1979.


MAYOR


CITY CLERK

MANAGER'S REPORTDATE April 4, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Highland Restaurant, 2780 Kingsway

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"The lack of three required off-street parking spaces at these premises is a subject which has plagued Council for a considerable period of time. The facts are that the development on the site as approved by the City, does not allow for sufficient open space to provide total parking on the site. The owner had an informal arrangement with the next door owner, but his refusal to allow the area to be paved frustrated its use for parking in conjunction with the restaurant.

The lane access to the rear of the site is a dead end lane which terminates at the easterly boundary extension of the site. To the south there is a single family dwelling which abuts the lane on its entire length.

The lane serving the easterly section of the block is offset from the northerly lane, hence the two can never be joined without some land acquisition.

Several solutions have been explored without any success, except for one proposal. This proposal envisages a dedication, for lane purposes, of about 25 feet at the rear of the site which abuts the lane. Until such time as the Engineer requires this piece to eventually link the two lanes, it could be made the subject of an agreement with the owners of the restaurant to allow it to be used for the off-street parking deficiency. It would be among the conditions laid down that paving, screening and utility pole removal shall all be for the account of the restaurant owners, and be to the satisfaction of the City Engineer.

It is therefore RECOMMENDED that this dedication be accepted, and that an agreement satisfactory to the Director of Legal Services be entered into with the owners of the restaurant respecting its intended use for off-street parking.

A sketch map of the area is attached. "

THE CITY MANAGER RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 681

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

CONSIDERATION

1. Local Improvement Project - Correction of Error (Pavement & Curbs, Nanaimo St., 29th - 34th Aves. 452/01)

The City Engineer and Director of Finance report as follows:

"It has been discovered that two properties have been omitted from the Special Assessment Roll for this project.

The project was advanced on the Initiative, came before a Court of Revision on December 7, 1978 and was undertaken by Council on February 20, 1979. Had the error been known in December, the Court of Revision could have added the two properties to the roll. There is no means of adding them to that roll now but a means of attaining the same end is set out in alternative 'B' below.

Two residential flankages are involved. The estimated share of these two owners is \$714.15. Since their properties were not on the roll, they received no notice of the project and had no opportunity to file objections. (Two additional objections, however, would not have altered the status of the project).

ALTERNATIVES

- A. The matter could be allowed to rest. The City would bear the additional \$715.00. The more significant point, perhaps, is that these two owners would be treated differently from their neighbours.
- B. To avoid that inequity, Council could:
 - 1. reduce the current project (452/01) in scope by deleting the section adjoining these two lots - the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue; and
 - 2. undertake a new project on Special Grounds to pave and curb that section. (This would require eight affirmative votes on the formal resolution which has been drawn.)"

The City Manager submits for CONSIDERATION the choice between A and B above.

RECOMMENDATION

2. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects, as estimated by Council.

For the Local Improvement projects completed in 1978, flat rates have been derived from contract costs and the costs of work done by City forces, together with other general expenses and an allowance for interest over the construction period.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law; they are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The applicable rates are shown on the 'List of Projects Completed in 1978' on file in the City Clerk's office.

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 2)

Clause No. 2 cont'd:

Reduction in Scope

Certain local improvement projects undertaken by Council cannot be completed, as advanced. To allow the parts which have been done to be placed on the Tax Roll, the following must formally be reduced in scope by Council.

Projects for Lane Lighting (Recommendation A & B). Since there are no suitable utility poles on which to mount our lights, both should be shortened. These projects came before a Court of Revision on November 24, 1977.

Projects for Street Lighting (Recommendation C & D). These should be shortened because the streets are not fully opened and it was therefore not reasonable to install lights for the full length of the dedicated streets. These projects came before a Court of Revision on November 24, 1977.

Project for Lane Pavement (Recommendation E). This project should be shortened because the lane does not go through to Crown Street.

I therefore recommend:

- (a) That Item 49 of Schedule 445, Lane Lighting in the lane north of Kingsway, from Stamford Street to the lane east of Tyne Street, be reduced in scope so as to extend from Stamford Street to Tyne Street.
- (b) That Item 72 of Schedule 445, Lane Lighting in the lane south of 12th Avenue, from Heather Street to the lane west of Cambie Street, and the lane west of Cambie Street, from the lane south of 12th Avenue to 13th Avenue be reduced in scope by eliminating the portion, lane west of Cambie Street from the lane south of 12th Avenue to 13th Avenue.
- (c) That Item 5, Schedule 445, Street Lighting on Kent Avenue North, from a dead-end approximately 1350 feet west of Jellicoe Street to Jellicoe Street be reduced in scope so as to extend from a point approximately 1084 feet west of Jellicoe Street to Jellicoe Street.
- (d) That Item 7, Schedule 445, Street Lighting on Kent Avenue South, from a dead-end approximately 1336 feet west of Jellicoe Street to Jellicoe Street be reduced in scope so as to extend from a point approximately 1025 feet west of Jellicoe Street to Jellicoe Street.
- (e) That Item 186, Schedule 447, Lane Pavement on the lane south of 11th Avenue, from Camosun Street to Crown Street be reduced in scope so as to extend only from Camosun Street to a point 18 feet west of Crown Street.
- (f) That the flat rates shown on the 'List of Projects Completed in 1978' on file in the City Clerk's office be approved.'

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Tender No. 791 - Street Pavements and Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on March 19, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order, with the exception of a minor matter respecting the low bidder's bid bond. The bids are unit prices based on quantity estimates supplied by the Engineering Department, therefore, the total final costs of this contract may vary according to actual quantities measured during construction. Tabulations of total amounts bid are as follows:

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 3)

Clause No. 3 cont'd:

<u>TENDERERS</u>	<u>AMOUNT BID</u>
S.L. PAVING LTD., COQUITLAM	\$ 496,842.00
Jack Cewe Ltd., Coquitlam	\$ 537,229.75
Imperial Paving Ltd., Burnaby	\$ 551,438.00
Standard General Construction, Richmond	\$ 557,624.00
B.A. Blacktop Ltd., North Vancouver	\$ 559,151.85
Winvan Paving Ltd., Burnaby	\$ 566,804.65
Columbia Bitulithic Ltd., Vancouver	\$ 581,142.75

The awards of these paving contracts are normally routine, however, in recommending the low bidder in this case the Engineering Department feels certain matters should be brought to the attention of City Council.

In nearly all of the past paving contracts throughout the City's history there has been good cooperation between the City's representatives and the contractors' work forces. This cooperation is deemed to be essential during the conduct of a contract so that the affected property owners are not inconvenienced more than is absolutely necessary.

Difficulties have been experienced with the low bid company in the past year, and in particular with one of the principals of the company, extending over a period of several years. The contract with this company in 1978 for lane paving was difficult to administer because of delays experienced in having them complete the work. An inordinate amount of staff time was required to administer that contract and many unsubstantiated claims were made by the contractor for extra payments.

However, changes have now been made in the General Conditions of the Streets Contract, which should hopefully eliminate or minimize these problems. These matters have been discussed with the low bidder, and it is felt that with some extra attention they can be overcome. If, however, the situation becomes intolerable, cancellation of the contract will be considered, with the remainder of the work then awarded to the second lowest bidder. A system of pre-qualifying bidders may also have to be considered in future.

Having brought the above concerns to the attention of Council, and noting that there is 8% difference (approximately \$40,000) between the low bid and the second bid,

The City Engineer recommends that:

- (a) Contract No. 791 be awarded to the low bidder,

S.L. PAVING LTD.
P.O. Box 1158
901 C Loughheed Highway
Coquitlam, B. C.
V3J 6Z9

for the amount bid, namely, \$496,842.00

- (b) A contract satisfactory to the Director of Legal Services be entered into.

- (c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 4)

4. Closure of Portion of the Lane South of Pender Street
between Columbia Street and Pender-Keefer Diversion

The City Engineer reports as follows:

"On January 23, 1979, Council approved the closure of a portion of the lane south of Pender Street between Columbia Street and Pender-Keefer Diversion.

Minor design changes in the proposed Chinese Cultural Centre now require that an additional one foot of lane be closed.

I recommend that the portion of lane shown hatched on the attached sketch marginally numbered LF 9035 be closed, stopped up and title taken thereto, subject to the following conditions:

- (a) A new lane turn-around to be dedicated as shown shaded on the attached sketch.
- (b) The closed lane to be consolidated with abutting City-owned lands.
- (c) The Chinese Cultural Centre to bear the cost of relocating utilities.
- (d) The Chinese Cultural Centre to bear the cost of work necessary to close the lane and construct a new lane turn-around to the satisfaction of the City Engineer.
- (e) Any agreements to be to the satisfaction of City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closure of Lane East of Fraser Street from 18th Avenue
to the Lane South of 18th Avenue and the Lane South of
18th Avenue from Lane East of Fraser Street to 99 feet East;
Abutting Lots 1-7, Block 67, District Lot 301, Plan 187

The City Engineer reports as follows:

"An application from the Glad Tidings Temple for a lane relocation to permit planned expansion to their church has been held in abeyance pending resolution of development permit concerns. On January 9, 1979, Council indicated they had no objection to the proposed expansion of the Glad Tidings Temple and the Board of Variance gave its approval March 7, 1979 to the matters of height and front yard relaxations. It is now appropriate to deal with the lane relocation.

It is proposed to close the lane in the westerly portion of the block and dedicate a new lane outlet to 18th Avenue along the east side of Lot 8, Block 67, District Lot 301. Lot 17, situated immediately south of Lot 8, remains in private ownership; however, the Glad Tidings Temple has plans to acquire this lot and have agreed to dedicate a lane outlet to 19th Avenue as soon as they acquire Lot 17.

The south 7 feet of Lots 18 and 19 was established for road when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width. Therefore, the 7-foot widening strips are not required for road.

I recommend that all those portions of lane and road shown hatched on the attached sketch marginally numbered LF8975 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to pay \$10 560 for the area of closed lane and road in excess of the area of lane dedicated; in accordance with the recommendation of the Supervisor of Properties.
- (b) The portions of closed lane and closed road to be consolidated with the abutting lands.
- (c) The portion of Lot 8, Block 67, District Lot 301, shown shaded on the attached sketch to be dedicated for lane.
- (d) The applicant to pay for relocation of utilities or provide easements to contain them.

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 5)

Clause No. 5 cont'd:

- (e) The applicant to pay for work necessary to physically close lane and construct new lane outlet.
- (f) The applicant to provide and register the required subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law projects for:

- Pavement and Curbs, Higher Zones
- Pavement and Curbs, Slocan Street
- Pavements and Curbs, Mt. Pleasant NIP
- Pavements and Curbs, Kitsilano Point
- Lane Pavements, Higher Zoned

as shown on the attached schedule dated March 30, 1979 (on file in the City Clerk's office), are advanced to Council on the 'Initiative Principle.'

Street Pavement & Curbs - Higher Zoned

In general projects selected are streets with high maintenance costs in areas zoned multiple dwelling or commercial; petitions for these areas are seldom circulated because of the difficulties in obtaining the signatures of registered property owners.

Slocan Street - 28th to 29th Avenues

Reconstruction of the intersection at Slocan Street and 29th Avenue is required to increase the design speed for this arterial. The portion from 28th to 29th Avenues is included to provide continuity with the intersection.

Residential property owners on this arterial qualify for a 25% reduction to the normal property owners' share.

Mt. Pleasant (NIP)

Council on February 22, 1977, approved arrangements whereby pavement and curbs in the Mt. Pleasant Area would be subsidized from NIP funds. These are the last of the previous group for which advancement 'on the initiative' was delayed because of zoning uncertainties.

Kitsilano Point

In August, 1975, Council approved a proposal (arising from the Local Area Planning process) that paving and curbing of the streets on Kitsilano Point be advanced 'on the initiative.'

Lane Pavements - Higher Zoned

Lanes are chosen on the basis of high maintenance costs and in some instances at the request of residents.

Capital Funds

Funds for the City's share of these projects are available as follows:

- Pavement and Curbs, Higher Zoned
- Pavement and Curbs, Kitsilano Point
- Lane Pavement, Higher Zoned
- Pavement and Curb - Mt. Pleasant NIP
- from capital budgets already approved

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 6)

Clause No. 6 cont'd:

Pavement and Curbs, Slocan Street

The Standing Committee on Finance and Administration placed this item in Priority 3 of the 1979 Supplementary Capital Budget.

Advancing Slocan Street to the Court of Revision does not commit Council to approval of the 1979 Supplementary Capital funding but indicates a strong expectation of such approval."

Second Step

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated March 30, 1979.

The estimated total cost of these improvements is \$1 360 450 and the City's share of the cost is \$652 166 (including the NIP contributions).

I have to report that the necessary financial arrangements can be made to carry out this work; Slocan Street is subject to approval of the 1979 Supplementary Capital Budget item for this street."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The report of the City Engineer and Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's office.
- (b) Slocan Street between 28th & 29th Avenues be designated as a "thoroughfare" for the purpose of Part I of the Local Improvement Procedure By-law and that \$1465 for the 25% reduction to the property owners' share be allocated from the year 1979 - Provincial Revenue Sharing.
- (c) The reduction of the property owners' rates on the Neighbourhood Improvement Projects (pursuant to Section 5, Subsection (15) of the Local Improvement Procedure By-law) for Mt. Pleasant be:

Residential Property	25%
Multiple Dwelling & Local Commercial Property	12%
Commercial and Industrial Property	10%

- (d) The Court of Revision for the projects listed in the attached schedule dated March 30, 1979, be held at 7:30 p.m., Thursday, June 14, 1979.

7. Local Improvement - Special Relief

The Director of Finance reports as follows:

"A Local Improvement project for Pavement and Curbs on 29 Avenue from Earles to Manor was constructed in 1978 and the property-owners annual charges will go on the Tax Roll in 1979.

One owner, on receiving her notice and comparing with her neighbour, has questioned the difference in charge. The neighbour's property is double-fronting, running through to Wellington Avenue, and so received 50% relief. The property in question is oddly-shaped and has a small frontage on Wellington. (See sketch). Had the matter been raised when the project was advanced, some adjustment would probably have been made. Based on the concept of the lot being 'partially double-fronting' a reduction from 48 feet to 43.90 feet for the 29th Avenue project would have been appropriate. This would have reduced its total share from \$362.88 to \$331.88 and annual payment from \$51.23 to \$46.91.

One of the functions of the Court of Revision is to deal with matters such as this, but it was not raised at that time. The only way to give relief now is under Section 67 of the Local Improvement Procedure By-law.

MANAGER'S REPORT, APRIL 6, 1979 (WORKS: A1 - 7)

Clause No. 7 cont'd:

I recommend that, with respect to a local improvement project for pavement and curbs on 29th Avenue (442/19) the property identified as Lot 3 Block 131 DL 36 & 51 PIN 8145, Co-ordinate 441/710/282/24, be declared to be inequitably dealt with in not having been given an allowance for its second frontage and that its special assessment be reduced from \$362.88 to \$331.88."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 672

BUILDING AND PLANNING MATTERS

RECOMMENDATION1. Riley Park N.I.P. - Six Month Progress Report #3

The Director of Planning reports as follows:

"I. INTRODUCTION:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is required by C.M.H.C. that N.I.P. progress reports be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled for up to six six-month intervals between August, 1977 and June, 1980 for which Administration funding is appropriated. This report summarizes all work through the third work interval and to mid-March, 1979.

II. PROGRESS ON PROJECTS:

Attached as Appendix I to this report is a summary outline of the status of all works by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the amounts allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

Program activity during this six-month interval has centred on:

- continued implementation of visible projects;
- conceptual development and achievement of approvals-in-principle of participating parties on complex projects and projects representing major N.I.P. investment;
- continued analysis and advisement on local planning issues; and
- consolidation of citizen organization so that services can be provided on a voluntary basis independently in the community.

Visible projects such as parks improvements and the Main Street Beautification are nearing completion. The Riley Park Recreation Complex additions are under construction. Council has approved the concept for the Neighbourhood House and Youth Centre, operations funding for these facilities from multiple sources is committed and detailed implementation (site search, building renovation, etc.) is now underway. Conceptual work on the proposed Storefront Library is complete and will be considered by Council shortly. Community Vans have now been approved by Council for purchase.

Staff and citizens have advised Council as well as Civic boards, departments and other agencies on issues of significance to the community. The proposed Heroin Addiction Assessment Centre on Main Street, the expansion of the Glad Tidings Temple and the proposed closure of 23rd Avenue near Tupper School are instances where community opinions have been articulated as an input into government decisions. The economic vitality of Main Street and Fraser Street commercial districts has been focussed on especially through supervision of the Main Street Small Business Centre sponsored by Canada Works and the City.

Clause 1 continued

Volunteer service organizations in Riley Park are now fully operational and are being effective at using community resources to combat community problems. The Main Street Merchants Association and the Little Mountain Neighbourhood House Society, both spinoffs of N.I.P., are now playing high-profile roles in the community. Initiatives of existing organizations have also increased and joint, cooperative efforts are emerging as the major means of tackling local problems. Community leadership and organizational skills are growing.

In the upcoming work interval, the majority of major N.I.P. projects will be completed. The next group of N.I.P. projects will be identified in an update of the Neighbourhood Improvement Concept Plan and implementation of these projects will begin. Planned land use studies will be completed including the housing policy analysis, commercial zoning analysis and the parking study. Advisement will continue on emerging local issues.

III. FUNDING COMMITMENTS:

In the first progress report (February, 1978) it was reported that \$118,290.00 in N.I.P. project funds had been committed. Some \$586,000.00 was committed by the second progress report (July, 1978). As of this third progress report, some \$972,000.00 in project funding has been committed. This investment has drawn additional investment to Riley Park including some \$165,000.00 in new social-leisure services funding over the last two years (primarily through the Neighbourhood House Society) and approximately \$475,000.00 in capital funds from various sources to match N.I.P. allocations. Various agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

IV. OBSERVATIONS ON IMPACTS TO DATE:

The community planning activity by the City through N.I.P. continues to have a positive impact on the revival of the physical and social environment of Riley Park. Longstanding physical problems and inadequacies are being resolved in parks and schools as well as on streets and other public spaces. There is evidence, although still scattered, that the commercial vitality of the area is improving. A wave of new social initiatives is underway and volunteerism by local residents is on the increase. The ability and propensity for local organizations to cooperate in problem solving is expanding as contacts are made and experience is gained. Finally, there is evidence that the attitude of Riley Parkers about the future and possibilities of their neighbourhood is changing with positive expectations coming to the fore.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on schedule.

V. RECOMMENDATION:

The Director of Planning recommends:

THAT City Council submit this Riley Park N.I.P. Six Month Progress Report #3 to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, April 6, 1979 (BUILDING: A-4 - 3)

2. Strata Title Application - 1960 Creelman Avenue
and 1303 Walnut Street

The Director of Planning reports as follows:

"An application has been received from Richard H. Watts, on behalf of the owners of 1960 Creelman Avenue and 1303 Walnut Street (Lot 16, Block 176, D.L. 526, Plan 2301) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District and a two-family dwelling is an outright approval use on a site with a minimum area of 306.580 m² (3,300 sq. ft.). The site in this instance has a frontage of 10.058 m (33ft.) on Walnut Street, with a depth of 30.632 m (100.5 ft.) along Creelman Avenue to a 4.877 m (16 ft.) lane. The existing two storey semi-detached two-family dwelling was approved under Development Permit 78013 on July 13, 1977. (See Appendix 'A' for the site plan).

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Application form signed by the owners of the property, Mr. John Brian Hughes and Mr. Richard Bruce Warburton (See Attached as Appendix 'B');
2. Letter of consent signed by the tenant of 1303 Walnut Street, Mr. John Harrison;
3. Letter of consent signed by the tenant of 1960 Creelman Avenue, Mr. David Christie;
4. Letter from Werner Forster, Architects, confirming the quality of the building (See attached as Appendix 'C');
5. Copy of the Strata Plan.

BACKGROUND

The owners propose to strata the property in order to secure permanent financing for the property. They have no intention at the present time of selling the units to the present occupants or any other party, or occupying the units themselves. Mr. Harrison, the tenant of 1303 Walnut Street, presently holds a written lease which expires on April 30, 1979. Mr. Christie, the tenant of 1960 Creelman Avenue is on a month to month lease.

DIRECTOR OF SOCIAL PLANNING

In a memorandum dated March 2, 1979, the Director of Social Planning made the following comment:

'I have no objection to this application for strata title ownership.'

DIRECTOR OF PERMITS AND LICENCES

The Director of Permits and Licences, in a memorandum dated March 21, 1979, made the following report:

'The building in question substantially complies with the Electrical By-law, Plumbing By-law and the Gas Fitting By-law.

In order to comply with the Building By-law, it will be necessary to:

1. Replace missing handrails to the upstairs at 1303 Walnut; and
2. Install smoke alarms throughout the building in accordance with Subsection 9.10.19 of the Vancouver Building By-law.'

Clause 2 continued

RECOMMENDATION

The Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommend:

THAT this application be approved, thereby permitting the conversion of the premises at 1960 Creelman Avenue and 1303 Walnut Street (Lot 16, Blk. 176, D.L. 526, Plan 2301) to Strata Title Ownership consisting of two strata lots, subject to the following condition:

That a Certificate of Approval (Form No. 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - 1724 East 10th Avenue
(between Commercial and Victoria)

The Director of Planning reports as follows:

"An application has been received from Mr. H.L. Yung on behalf of Willa Investments, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the property described as 1724 East 10th Avenue (Lot 37, Subdivision of "A" and "B", Block 162, D.L. 264A, Group 1, Plans 222 and 1771) be rezoned from RT-2 Two-family Dwelling District to C-2 Commercial District for the purpose of:

'consolidating the above mentioned lot with the adjacent 4 lots (Lots A-D of 35-36 of A and B, D.L. 264A, Block 162, otherwise known as 2606 Commercial Drive) in order to construct a commercial building.'

The applicant further states 'the subject lot is flanked by these four commercial lots to the west, a CD-1 development (a medical building) to the east, more commercial development to the north across from 10th Avenue and a duplex lot to the south which is presently used for parking. The four lots to the west are zoned C-2 and improved by a two storey building now occupied by a building supplies store. The subject lot is being used in conjunction with the building supply business. It is now a place where sand, gravel, bricks, concrete blocks, etc., are stored and sold. Parking for the store is available in a lot across from the lane (Lot 4 of C and D, D.L. 264A, Block 162, Plan 1059) zoned RT-2 but approved for parking purposes. The proposed building will cover most of the four lots where the existing building is situated and part of the subject lot fronting 10th Avenue while the remaining parts and Lot 4 will be reserved for parking. The new building will be a single storey building and depending on future tenancies, it will be used as retail stores or offices.'

Site Description

The site is located on the south side of East 10th Avenue, 28.35 m (93 feet) east of Commercial Drive. The site has a frontage of 15.24 m (50 feet) along East 10th Avenue and a depth of 38.71 m (127 feet) to 3.048 m (10 feet) lane at the rear resulting in a total site area of 589.934 m² (6350 square feet). (See Appendix A map).

Clause 3 continued

The site is zoned RT-2 Two-family Dwelling District and lies between four adjoining C-2 zoned properties to the west fronting onto Commercial Drive and a large parcel of property to the east zoned CD-1 and developed with a five storey medical office building. To the southwest of the site, across the lane, to a depth of 28.042 m (92 feet) from Commercial Drive are zoned C-2 Commercial District. The remaining lands in the block on the north side of East 11th Avenue are zoned RT-2 Two-family Dwelling District. The majority of the block to the north of the site across East 10th Avenue is zoned C-2 Commercial District and is principally developed with a supermarket and associated off-street parking. (See Appendix B map).

Background

The site is presently vacant, having previously been used for off-street parking to serve the adjacent lumber and building supplies business on the four adjoining lots to the west. The lumber and building supplies outlet has recently vacated these premises and they remain vacant. No development permit has been issued for this use as it has been in existence since prior to 1956. The site has in the past been used for lumber storage, in contravention to the Zoning and Development By-law, with appropriate enforcement action undertaken by the Director of Permits and Licenses.

The lot across the lane to the south of the site (Lot 4) is also zoned RT-2 and has been developed with off-street parking in conjunction with the lumber and building supplies business, under Development Permit No. 35935 approved in October, 1965 subject to a number of conditions including appropriate screening and landscaping. A new one-family dwelling has been constructed on the RT-2 lot to the east of this parking area. The remaining RT-2 lands further to the east are generally developed with 2 ½ storey older residential buildings in fair condition.

Attempts have been made on two previous occasions to rezone the site from RT-2 Two-family Dwelling District to C-2 Commercial District. The first application submitted in 1963 requested a rezoning for the purpose of extending the present building (on the west) for additional sales and display area and adequate parking. This application was approved by Council at a Public Hearing in October, 1963, subject to prior compliance by the owners with a number of conditions. The owners did not comply with the established conditions and the amending by-law was never enacted.

In August 1969, an application was received for a rezoning of Lots 38-43 (to the east of the site) to C-2 for the purpose of constructing a five storey medical building. In November of the same year, an application was submitted requesting a rezoning of Lot 37 (subject site) for the purpose of consolidating the zoning of this block in conjunction with the application to rezone the adjacent lots to the east for the purpose of the proposed medical office building. Both applications were approved by Council subject to conditions as established at the Public Hearing on April 9, 1970. The rezoning of the land to the east to C-2 was the subject of a subsequent report to Council and the rezoning to C-2 Commercial District was not pursued by the applicant. However, the six lots to the east of the site were rezoned to CD-1 in August, 1970 to permit the development of a medical office building. The applicants for the rezoning of Lot 37 to C-2 Commercial District were granted 120 days from the Public Hearing date of April, 1970 in order to comply with the conditions of approval as established by Council. The conditions were not satisfied and the approval granted at the Public Hearing expired.

Analysis

The depth of commercial zoning in established commercial areas along major arterials such as Commercial Drive is generally restricted to the depth of the properties fronting onto the major arterial. In those instances where the established lots front onto a cross street, an appropriate number are commercially zoned to maintain the depth and continuity of the commercial zoning. This is the situation at the northeast corner of Commercial Drive and 11th Avenue where the C-2 zoning comprises three lots fronting onto 11th Avenue.

Clause 3 continued

In those cases where there is not a lane running parallel to the main arterial, the commercially zoned lands generally abut residentially zoned properties, for example RS-1 One-family Dwelling District or, as in this situation, RT-2 Two-family Dwelling District. In these instances there is continuing pressure for rezoning one or more residential lots to extend the depth of the commercial zoning. Enquiries and formal rezoning applications of this nature are generally not supported by the Planning Department unless there are sufficient peculiarities of the site to warrant an increase in depth of commercially zoned lands or where an improved transition to the adjoining residential land may be achieved through the rezoning.

It is not uncommon to receive development permit applications to use residential properties adjoining commercially zoned land for off-street parking purposes as an alternative to formally extending the depth of the commercial zoning. The use of residential land for this purpose is advantageous in many instances in that a well screened and landscaped area can be developed to provide an effective transition from the commercially zoned lands on one side to the residentially zoned lands on the other side. It is for this reason that many residential district schedules permit consideration of a parking area as a conditional use provided the off-street parking is ancillary to a principal use on an adjacent site. This principle accounts for the present development of Lot 4 (to the south of the site across the lane) although maintenance of the required landscaping for the approved parking area could be improved considerably to provide a better relationship with the adjoining residential lands to the east.

The proposed rezoning of the site to permit an extension of the depth of the commercially zoned lands adjoining Commercial Drive would generally not be supported. However, the zoning and development on lands to the east and north of the site have resulted in an isolated RT-2 zoning along the south side of East 10th Avenue. Residential development of the site would not represent the most appropriate land use. A rezoning of the site to C-2 Commercial District to permit consolidation with the westerly adjoining four lots is appropriate and the enlarged commercial site will permit greater flexibility with particular regard to the siting of new buildings and location of off-street parking and loading facilities.

Use of Lot 4 to the south to provide off-street parking facilities in support of a new commercial development on the lands to the north is acceptable provided the parking facilities and associated screening and landscaping are well maintained and the parking is "tied" in perpetuity to the commercial development which it serves. Maintenance can be assured through enforcement action if necessary. A restrictive covenant under Section 24A of the Land Registry Act can ensure the continuous availability of parking on Lot 4 in conjunction with a commercial development on the land to the north across the lane. This can be handled at the Development Permit stage.

Conclusion

A rezoning of the site to facilitate consolidation with the four westerly adjoining C-2 lots is felt to be appropriate bearing in mind the existing zoning and development on surrounding lands. The continued use of Lot 4 to the south across the lane for provision of off-street surface parking ancillary to new commercial development on the lands to the north is acceptable provided performance criteria are satisfied as outlined in Zoning and Development By-law No. 3575.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to a Public Hearing.

That the rezoning application be approved subject to prior compliance by the owners with the following conditions:

- A. That the southerly five feet of Lot 37 of A and B, Block 162, D.L. 264A be dedicated to the City for future lane widening;

Clause 3 continued

- B. That Lots A,B,C,D and 37, Block 162, D.L. 264A be consolidated into one parcel and so registered in the Land Registry Office;
- C. That the detailed scheme of development is to be first approved in a development permit application with particular attention to the proposed use of Lot 4 to the south as a surface parking area ancillary to the proposed development on lands to the north."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Removal of Non-Conforming Billboards and Roof Signs

The Director of Permits and Licenses reports that the purpose of this report is to advise Council of the action taken to date regarding the removal of non-conforming billboards and roof signs, and to seek new instructions from Council with regard to the removal of those signs still existing, which the sign companies and property owners are not prepared to remove voluntarily.

HISTORY

In the late sixties, City Council expressed its concern over the proliferation of billboards and roof signs adjacent to bridge approaches and in commercial districts. The following action was taken to prevent this situation from deteriorating further:

- May 5, 1970: By-law No. 4495 was passed to introduce areas of special Sign Control into the Zoning and Development By-law to include the bridge approaches and waterfront (Schedules G.1 to G.7). This prohibited any further erection of roof signs and third party billboards and spectaculars, and also made such existing signs non-conforming.
- Nov. 26, 1970 By-law No. 4521 was passed prohibiting roof signs in C-2, C-2A and C-3 Commercial Areas.
- Sept 11, 1973 By-law No. 4723 was passed to prohibit roof signs in C-5 Commercial Areas.

This action enabled the City to prevent new roof signs and billboards from being erected in these areas, but it was necessary to amend the Vancouver Charter to acquire the power to remove the existing non-conforming signs. This was achieved on March 30, 1972 when the Charter was amended to include Section 571A which states:

1. "The Council may, by resolution passed by not less than two-thirds of all its members, order the removal of any sign, whether located on private or on public property which has been non-conforming for not less than five years, provided however, that where a sign which became non-conforming prior to March 1, 1973 had, before such date, been granted a permit to make substantial modifications to such sign, the said period of five years shall be calculated from the date of such permit."
2. " The provisions of subsection (1) and (2) of Section 324A shall, mutatis mutandis, apply with respect to the enforcement of any order made herein. No compensation shall be payable in connection with the exercise of the authority herein."

Clause 4 continued

In effect, this Charter amendment gave Council the authority, by resolution of two-thirds of all its members, to order removal of non-conforming signs in the areas covered by the above mentioned Zoning By-law amendments, provided the non-conformity had existed for a period of five years, and subject to the additional provision for signs granted permits for modification prior to March 1, 1973. The Charter requires that each sign must be individually and specifically ordered removed by Council Resolution.

The new Sign By-law No. 4810 was adopted on October 8, 1974 and specifically prevents the erection of roof signs, except under special circumstances, and limits the size and location of billboards.

It also provides the Administrator, which is the Director of Permits and Licenses, with the necessary authority for removal of illegal signs erected without permit after its adoption.

The events which occurred after the adoption of this by-law are summarized as follows:

REMOVAL OF BRIDGE SIGNS

July 24, 1975 The Director of Planning report by the City Manager to the Standing Committee on Housing and Environment recommended:

- "1. Council instruct the removal of all signs listed in Group 'A' to Group 'F'; with the exception of 'Sheraton Hotel' and 'Mazda' spectaculars listed in Group 'C'.
(The description of types of signs can be found in "Appendix A", which is on file in the City Clerk's Office).
2. Council instruct the City Clerk to notify the property owners and affected sign companies by registered mail of Council's intention to remove such signs and that the owners may appear before Council on a date set by the Mayor to present any reason why such signs should not be removed.
3. Council instruct the Supervisor of Property and Insurance to terminate the lease of 1378-1392 Granville Street (Lots 10-19 and Plan C, Subdivision of Lot 20-38, Block 113, D.L. 541) for the use of spectaculars.
4. Council request Neon Products to approach Mazda and Sheraton Hotel with the request that they remove their signs in the same period as other signs are removed.
5. The Director of Planning report back on removal of roof signs in C-2, C-2A and C-3 Commercial areas in November, 1975."

Aug. 28, 1975 The Standing Committee of Council on Housing and Environment endorsed the July 24, 1975 recommendation.

Sept 16, 1975 Council approved the recommendations of the Standing Committee and agreed to hear a delegation of owners and sign companies on the subject of sign removal.

Nov. 17, 1975 The City Clerk notified the sign companies and owners of billboards and roof signs adjacent to freeway and bridge approaches and waterfront to appear before Council and state reasons why their signs should not be removed.

Jan. 27, 1976 Delegation Hearing held at City Hall and Council referred the appeals by Seaboard and Wallace Neon back to the Standing Committee. Council set May 1, 1976 as the final date for sign removal and instructed the Director of Legal Services to bring forward the necessary resolution to have the signs removed.

Clause 4 continued

- Mar. 11, 1976 The Standing Committee on Housing and Environment dealt with the City Manager's report of March 4, 1976 on SEaboard Advertising and Wallace Neon appeals. The Wallace Neon appeal was rejected but a number of Seaboard billboards were permitted to remain; some until July 31, 1976 and the remainder until October 8, 1979 - 5 years after the sign by-law was adopted.
- Mar. 23, 1976 Council adopted the March 11, 1976 Standing Committee's recommendations.

REMOVAL OF ROOF SIGNS IN COMMERCIAL AREAS

- Aug. 26, 1976 The Standing Committee on Planning and Development considered the Manager's Report of Aug. 17, 1976, which contained the Director of Planning's progress report (as recommended July 24, 1975) on the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas and a recommendation to send out letters requesting removal of the remaining non-conforming signs.
- Sept 21, 1976 Council approved the Standing Committee report of August 26, 1976 and the recommended procedure to request voluntary removal of roof signs. As a result the Director of Planning subsequently sent out about 60 letters to the owners of signs in Commercial Districts requesting voluntary removal of the signs.

PRESENT STATUS

From the brief history of events given above it is evident that Council has already authorized the removal of signs adjacent to bridges after hearing a delegation of the Sign Companies affected on January 27, 1976, and after further consideration of their appeals by the Standing Committee on Housing and Environment on March 11, 1976.

As a result of these appeals, Council agreed to allow 12 billboards to remain until July 31, 1976 and a further 21 until October 8, 1979. Provision was also made for 4 of these billboards to remain at 6th Avenue and Heather Street until Phase III of False Creek Development starts, but not later than October 8, 1979.

The Sign Companies have now removed 67 out of the original 129 bridge signs scheduled for removal (as reported to this department September 1, 1978).

With regard to the non-conforming signs in Commercial Districts, it was agreed by Council that the owners should be requested to remove their signs on a voluntary basis and letters were sent out by the Director of Planning accordingly. The results achieved by this method, as reported to this Department on September 1, 1978, indicated that 84 out of 242 signs had been removed.

A survey was carried out in April 1978 by the Department of Permits and Licenses to establish the number, location, and registered ownership of all non-conforming bridge approach and commercial district billboards and roof signs still existing. (A copy of this list is on file in the City Clerk's Office as Appendix B).

Sufficient time has now elapsed that all these non-conforming signs may be ordered removed under the power granted to the City by the Vancouver Charter, with the exception of the billboards which were permitted by Council to remain until October 8, 1979 (5 years after the adoption of the new Sign By-law) or in the case of those at Heather and 6th Avenue, until removal becomes necessary during the Phase III False Creek Development, whichever occurs first.

Clause 4 continued

The cost of removal of the signs, should they not be dismantled voluntarily by the owners, must be borne by the owners, and if need be, the cost of removal could be recovered by Court action initiated by the City.

Council is advised that the removal of the roof signs will be a long process. Also, the removal of the roof signs will have to be carefully done in order to reduce the possibility of damage suits.

Information

Unless otherwise directed by Council, the owners of the remaining bridge approach signs will be notified by the Director of Permits and Licenses to remove the signs as directed by Council in January 1976. For those who will not comply with the order, Council will be requested to pass the necessary resolution under Section 571A, calling for the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

RECOMMENDATION

The Director of Permits and Licenses recommends:

"That the owners of buildings which have roof signs in commercial areas which were not dismantled on a voluntary basis as a result of the letters sent out by the Director of Planning in September 1976, be notified one more time by the Director of Permits and Licenses. For those who will not comply with the order, Council will be requested to pass the necessary resolution under Section 571A, for removal of the signs and following the necessary procedure set out in Section 324A of the Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

5. Demolition of Buildings - Subsection 10.12 of Zoning and Development By-law

The Director of Planning reports as follows:

"BACKGROUND

On February 6, 1979 Council resolved that the City Manager bring forward a report reviewing the implications of Subsection 10.12 of the General Regulations of the Zoning and Development By-law and comment on any decision to eliminate this policy.

Subsection 10.12, demolition control, was approved by Council in November 1975. It requires that a Development Permit be obtained for demolition of a building. When this involves demolition of residential rental accommodation, Subsection 10.12 further states that the Director of Planning may refuse to issue the permit for demolition where there is no Development Permit for redevelopment of the site, and where he is not satisfied that working drawings for a Building Permit in connection with such a Development Permit have been filed and are 50 percent complete. It is important to emphasize that Subsection 10.12 provides for the Director of Planning to exercise discretion and allow demolition of a building even if it does not meet the guidelines of having a Development Permit issued for redevelopment and 50 percent of Building Permit drawings complete.

The preamble to Council's motion of February 6, 1979 expressed some concerns as to possible negative impacts of Subsection 10.12: that instead of preserving housing until new construction begins, buildings may be left vacant and open for vandalism and that these buildings must then be boarded up and become a hazard and nuisance.

Clause 5 continued

In response to these concerns and Council's motion, Permits and Licenses staff compiled a list of pending demolition applications for residential rental as of March 16, 1979, and Planning Department staff, R. Howard and D. McDonald, undertook a windshield survey of these buildings on March 22, and March 26, 1979. Photographs of the buildings were taken and are on file in the Planning Department.

WINDSHIELD SURVEY: FINDINGS

As of March 16, 1979 there were 25 pending Development Permit Applications for demolition of residential rental accommodation. These 25 sites represent 41 buildings with 204 units plus a personal care home. See Appendix I for more details.

Seventeen (41 percent) of the 41 buildings with 95 (47 percent) of the 204 rental units pending demolition were occupied at the time of the windshield survey. This represents an intended objective of keeping existing buildings occupied up until the time permits are approved for new construction to begin.

An additional six buildings (15 percent) with 31 units (15 percent) were found to already have been demolished by the time of the windshield survey. One of these had been ordered demolished by the City due to its hazardous condition; another had been demolished without a permit; and the remaining four had recently received their permits to demolish.

A final 18 buildings (44 percent) with 78 units (38 percent) were standing and unoccupied while pending approval for demolition. The windshield survey found these to vary considerably in condition from good and able to be re-occupied to very poor, and from boarded up to not boarded up. Most were in character with the adjacent streetscape. Four sites representing 11 of these buildings with 51 units were identified as in very poor condition. This includes nine buildings boarded up and two not boarded.

Also noticed during the windshield survey were other buildings which were boarded up in various parts of the City, but which are not currently the subject of demolition permit applications.

ACTION TAKEN

Under Subsection 10.12 the Director of Planning can exercise discretion in allowing demolition of residential rental accommodation.

Of the four sites identified in the windshield survey as being in very poor condition, one site with four buildings containing five units, received its Development Permit to demolish along with its Development and Building Permits for new construction three days after the windshield survey. These buildings have been demolished and new construction has begun.

For the remaining three sites in very poor condition, the Director of Planning has given approval to demolish even though the guidelines of Subsection 10.12 are not yet met in terms of a Development Permit issued for redevelopment of the site and Building Permit drawings filed and 50 percent complete. The vacant sites will also be required to be cleared of debris. The addresses of these sites are:

420 - 22 East Hastings Street
1974 - 1996 West 6th Avenue
1446 - 1452 West 10th Avenue

These three sites include seven buildings with 46 units. Appendix I provides more details.

Clause 5 continued

The Director of Planning will be kept advised when demolitions are approved or refused and when and how many are pending. Several buildings identified during the windshield survey will be re-checked in six months (September 27, 1979) if they are still pending permits for demolition:

1855 - 57 West 10th Avenue
747 Keefer Street
2516 York Avenue
1080 - 84 Howe Street

SUMMARY

The windshield survey of all pending Development Permit Applications to demolish residential rental does not provide any evidence of wholesale vacated, boarded up or vandalized units in the City as a result of Subsection 10.12. Additional properties in the City have been boarded up, either at the owner's discretion or by City order, but have not applied for a permit to demolish. For ones which do apply, the Director of Planning has discretion under Subsection 10.12 to allow demolition.

Under this discretion, the Director of Planning has approved demolition at three sites which have pending demolition applications. These demolitions were approved based on the windshield survey showing these buildings to be in very poor condition and beyond likely possibility of re-use.

The Director of Permits and Licenses may also issue demolition permits whenever conditions of danger or public health necessitate.

The Standing Committee on Planning and Development on April 5, 1979 recommended to Council that there be a workshop on housing in early May to be followed by specific recommendations from the Affordable Housing Study. A review of the demolition policy will be included in this work.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 672/673

FIRE AND TRAFFIC MATTERSINFORMATION1. Arson Alert Program Proposed by the
Attorney-General of the Province

The Fire Chief reports as follows:

" The Fire Chief reports that the Attorney General of the Province has initiated an Arson Alert Program through the Office of the Fire Commissioner.

The purposes of this program are to increase the public awareness of the high incidence of arson in the province and to seek their co-operation and assistance in reducing these incidents by coming forward with information which will be useful to arson investigators in prosecuting the crime and possibly in preventing arson. It is anticipated that by putting a high profile on arson, it will result in higher prosecutions and effective deterrents.

A number of steps are to be taken towards this end:

1. A public information program will be implemented to assist the public in understanding the ways and means by which they can assist. This will include television coverage and hand-out pamphlets, etc.
2. A special telephone number with 24 hours service will be put into effect by the Fire Commissioner's Office so that the public can phone in information relevant to arson.
3. A reward system will be instituted whereby persons may be rewarded up to \$5,000 for information leading to prosecutions for arson and related crimes.
4. Large signs will be placed on buildings which have been set on fire so that the public will be aware of this fact and the reward feature will be emphasized.
5. Arson investigation teams will endeavour to create a higher profile by use of door decals on investigators' vehicles responding to arson fires.
6. News releases to media at arson scenes will be oriented to put a high profile on the crime.
7. Special training for arson investigators will be provided by the Fire Commissioner's Office as soon as the courses can be set up, with a view to increasing their expertise. This will include some police training and fire scene examination training. At the same time improvements are being sought in co-ordination between the Fire Department and Police Department in this type of investigation.
8. A new confidential arson reporting system is also being proposed by the Fire Commissioner's Office to co-relate all arson committed in the province and to exchange information.
9. A committee has been struck by the Fire Commissioner's Office to co-ordinate this program. The committee includes representatives from the Fire Commissioner's Office, Fire Departments, Police Departments, private insurance companies, the Co-ordinated Law Enforcement Unit, the Insurance Crime Prevention Bureau, and the Insurance Corporation of British Columbia.

Continued . . .

MANAGER'S REPORT, April 6, 1979 (FIRE: A-6 - 2)

Clause No. 1 Continued

" At the present time, plans for the above items are in the process of being implemented. The Fire Prevention Officer of the city and the fire investigation staff are participating in this program.

For your information, the loss due to arson fires in the city in 1978 was \$3,910,135 -- this compares with \$2,166,740 in 1977.

This report from the Fire Chief is for the INFORMATION of Council. "

The City Manager submits the foregoing report of the Fire Chief for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 673

FINANCE MATTERSRECOMMENDATION:

1. Purchase of Essential Accessories for New Gas Chromatograph, City Analyst's Laboratory, Health Department

The Acting Medical Health Officer reports as follows:

"City Council, at its meeting on June 27, 1978 approved the purchase of a new Gas Chromatograph for the City Analyst's Laboratory at a total cost of \$14,227.00. This new equipment was received and put into operation in December, 1978.

The City Analyst has informed me that there is an urgent need for a Blood Alcohol Analyzer, which is a specialized blood alcohol analysis apparatus, to be used to release the more expensive gas chromatograph for drug analysis.

We have accordingly included in our 1979 budget submission (supplemental estimates) the following items:

(i) Blood alcohol analyzer - Gow-Mac Model 750 c/w F.I.D. G.C. rotameter assembly model 75-300	\$3,300.00
(ii) Strip chart recorder for blood alcohol analyzer - CanLab flat bed recorder, single channel #R2970-3, with 25 rolls chart paper	1,100.00
(iii) (a) One (1) double stage regulator for hydrogen, - e.g. LA 221	120.00
(b) One (1) double stage regulator for nitrogen - e.g. LA 241	120.00
(c) One (1) double stage regulator for compressed air - e.g. LA 251	120.00
TOTAL:	<u>\$4,760.00</u>

On February 26, 1979 the Budget Review Committee approved our request for the above items at a total cost of \$4,760.00.

These items are urgently required for the efficient operation of the Analyst's Laboratory.

Your Acting Medical Health Officer recommends that the above laboratory items be purchased at a total cost of \$4,760.00, in advance of the 1979 operating budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Medical Health Officer be approved.

MANAGER'S REPORT, APRIL 6, 1979 (FINANCE: A7-2)

CONSIDERATION:2. 1979 Operating Grant Request, Vancouver City Planning Commission

The Director of Finance reports as follows:

"The Vancouver City Planning Commission has, by its letter dated March 14, 1979, submitted its proposed 1979 operating budget, and is requesting funding of the City in the amount of \$24,200.00. The following table shows the detail of the proposed expenditures, by category, together with a comparison of the 1978 budget and expenditures:

Category of Expenditure	1978		Unexpended Balance	1979 Request	Amount and % by which 1979 Request Exceeds 1978			
	Approp'n.	Expend're.			Appropriation		Expenditure	
	\$	\$	\$	\$	\$	%	\$	%
Office Supplies & Services	2,120	1,875	245	2,200	80	3.8	325	17.3
Workshops, Seminars & Conferences	2,000	2,223	(223)	2,000	-0-	-0-	(223)	(10.)
Composite Committee Expenses	2,000	2,000	-0-	2,000	-0-	-0-	-0-	-0-
Honorarium for Executive Co-ordinator	16,500	16,500	-0-	*16,500	-0-	-0-	-0-	-0-
Regular and Special Meetings	1,500	1,465	35	1,500	-0-	-0-	35	2.4
Total	<u>24,120</u>	<u>24,063</u>	<u>57</u>	<u>24,200</u>	<u>80</u>	<u>.3</u>	<u>137</u>	<u>.6</u>

* The Executive Co-ordinator Honorarium as contained in the 1979 Grant Request is submitted at 1978 rates and the Commission requests that it be subject to the same 1979 settlement as negotiated by the V.M.R.E.U.

The foregoing table does not include the cost of secretarial staff. This staff, although devoted entirely to the Vancouver City Planning Commission, is funded in the budget of the City Planning Department as follows:

	1978 Expenditure	1979 Budget
Clerk Steno III (established by resolution of Council August 10, 1972)	12,905	13,145
Salaries Overtime	-0-	700
Salaries Temporary Help	247	1,005
Fringe Benefits	<u>1,646</u>	<u>1,725</u>
Total Clerical Support Staff	14,798	16,575

Total 1979 direct costs of the Vancouver City Planning Commission as detailed herein:

V.C.P.C. funding request	\$ 24,200
Support Staff funded in City Planning Department	<u>16,575</u>
Total 1979 Direct Costs	\$ <u>40,775</u>

MANAGER'S REPORT, APRIL 6, 1979 (FINANCE: A7-3)

Clause No. 2 cont'd

This grant request will, if approved, be funded from the "Other" Grants category, and will increase, in relation to the honorarium, by the same percentage of adjustment for 1979 salaries as and when negotiated between the City and the VMREU.

The Director of Finance submits this request of the Vancouver City Planning Commission for funding in the total of \$24,200 for the 1979 fiscal year."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION:

3. Hodson Manor

The Director of Social Planning reports as follows:

"On September 26th, 1978, when considering continuation of the City's lease of Hodson Manor to the Multi-Cultural Society, City Council requested the Director of Social Planning to meet with Fairview and False Creek residents to discuss possible future local uses of the building and to report back to the Finance and Administration Committee by November 30th, 1978. A public meeting was held on November 20th, 1978. Residents were advised by notice three weeks in advance. Turnout for the meeting was poor and it was thought that the concurrent newspaper and postal strikes were the reason. City Council decided that another effort should be made to meet with area residents.

In January another notice was sent out by mail to Fairview and False Creek residents again asking persons interested in the future use of Hodson Manor to contact the Director of Social Planning. There was only one written response (proposal attached) and 2 phone calls from interested residents. Since then two other proposals have been received from organizations outside the two areas.

In considering these proposals the Committee may wish to keep in mind the unofficial terms of reference that applicants were advised of when tenants for Hodson Manor were first considered in 1975. These were:

- a) public access to the building;
- b) retention of heritage qualities;
- c) rent (Properties Division advises that rental value is \$1,225 per month, excluding heat and light (\$125 per month).

In summary the four proposals for use of Hodson Manor are:

I. The Vancouver Multi-Cultural Society of B.C.

The Society wishes to continue use of the building for its activities including the sub-lease to Folkfest Society and the Asian Arts Society. Community groups would be able to book space in the building when it is available.

The Society is willing to cooperate with the City through the Heritage Committee to retain and restore the heritage qualities of the building. The Society would like the City to be responsible for maintenance, repairs and landscaping.

At present the Multi-Cultural Society is paying \$535/month rent (including Hydro) and expresses confidence in continued Federal financial support.

II. Thera Wholistic Health and Education Centre

Thera is a non-profit society whose aim is to promote total health through education on preventive medicine and counselling on life-style. The Society is particularly interested in locating in a Heritage building and if granted a lease on Hodson Manor would undertake to retain and restore its heritage qualities. However, due to the nature of the program and the hours of operation it would not be possible for the Society to provide for any community use of the building.

Clause No. 3 cont'd

The Society would be prepared to pay the current market rent of \$1225/month plus utilities but requests that the City be responsible for maintenance of building and grounds.

III. Performing Arts Coalition

An ad hoc coalition of performing arts groups is interested in leasing all or part of Hodson Manor for office space, meetings, neighbourhood concerts, displays, storage and some rehearsals. Depending on the space available the groups could pay \$400 - \$800 per month including utilities. The coalition would be willing to share the space with other tenants and to provide for community access of the building when it is not in use. The City would be expected to be responsible for maintenance and repair of house and grounds. However, the coalition is willing to cooperate with the Heritage Committee and other interested parties in further restoring the heritage qualities of the building, especially the interior.

IV. Area Arts Centre

A Fairview resident proposes that Hodson Manor be used for an Area Arts Centre - operated by area residents. This use would not return any rent to the City but would provide a maximum of local community use.

Letter from Fairview Resident

In addition to the above proposals the Director of Social Planning received a letter (attached) from Fairview resident John Parker on behalf of a number of other residents. The residents state that any applicant for the lease of Hodson Manor "should be judged by three criteria: his willingness to maintain and improve the heritage character of the building, his ability to pay an amount reasonably commensurate with the value of the property, and finally his willingness to permit occasional use of part of it by the local community." The letter points out that there is no place on the Fairview Slopes to hold community meetings and asks that when a new lease is negotiated that it include the use of part of the building for occasional (perhaps once a month) community meetings. The letter goes on to say that in their view the Multicultural Society has not fulfilled the above criteria. "They have shown a total lack of enthusiasm for improving the heritage character of the building. The Hodson Manor remains a largely alien hulk in our midst, serving no local community purpose. It is surely grossly under-utilized, usually lifeless at night and, as neighbours can attest, the preserve of a handful of individuals during the day."

Heritage Committee

The Heritage Committee wishes to restate its concerns that the greatest revenue and best maintenance be sought for Hodson Manor.

RECOMMENDATIONS

After reviewing the above proposals and comments the Director of Social Planning recommends the following course of action:

- A. The City enter into 3 year lease arrangements with the Multicultural Society and members of the ad hoc Performing Arts Coalition for joint use of Hodson Manor. Terms of the leases to be satisfactory to the Director of Legal Services, Director of Civic Buildings and Director of Social Planning.

This joint use would fulfill all of the three criteria: rent, community access and heritage. The Multicultural Society is able to pay only \$535/month or less than half market rent and is not fully using the building. The Performing Arts Coalition would be able to pay about the same rent as the Multicultural Society and would be a compatible use. This joint use would return 87% of market rent and provide for community access to the building. Both groups indicate willingness to co-operate in upgrading the heritage aspects of the building.

MANAGER'S REPORT, APRIL 6, 1979 (FINANCE: A7-5)

Clause No. 3 cont'd

- B. The total rent for the first year be \$1,070/month including hydro and insurance. Rent to be negotiated annually to reflect increases in market rental value and Hydro.
- C. If the above lease is approved, a Management Committee be formed composed of tenants, Civic Buildings and the Heritage Committee. This Committee would address issues such as: use of common areas by tenants, maintenance and repairs, heritage restoration, rent negotiation and community access.
- D. Under the new lease the City be responsible for keeping the building and grounds in good repair and the lessee(s) be responsible for the janitorial and custodial service to a standard acceptable to the Director of Civic Buildings. Since Hodson Manor is a City-owned Heritage building and as such attracts public attention the City should ensure that the building exterior and grounds are well maintained.

The Director of Civic Buildings advises that if Recommendation D is approved, the additional amount required for grounds maintenance for 1979 is \$600.00 and recommends that this amount be included in the Sundry Rentals - General Disbursement Account. "

The City Manager RECOMMENDS approval of the above four recommendations of the Director of Social Planning.

4. Champlain Heights Phase 2 Budget

The Champlain Heights Project Manager, the Director of Finance and the City Engineer report as follows:

"On December 12, 1978, Council approved partial funding of a 1979 servicing program for Phase 2 of Champlain Heights E and F development. The amount approved was \$2 693 933.00 of a total 1979 program of \$4 343 933.00 and was the amount available from confirmed sources of funds.

Since that time, further Phase 1 lease revenues have been confirmed. These revenues, totalling \$1 450 000, provide enough funds to substantially complete the 1979 program. As shown in column 4 of Table 1, this \$1 450 000 provides for street lighting, B.C. Hydro, B.C. Telephone and portions of streets and parkway work. It is important to receive this funding at this time to ensure that the 1979 program proceeds as scheduled.

For Council's information, these funds are coming from Phase 1 lease revenues and the cash flow information indicates that if the remaining revenues from Phase 1 are received as expected, the costs of servicing Phase 2 and the debenture payments can be met without depending on the lease revenues from Phase 2 (see Table 2).

The Comptroller of Budgets and Research advises that should Council approve the recommendation, the required funds are available from confirmed lease revenues.

Recommendation

In conclusion, the Champlain Heights Project Manager, the Director of Finance and the City Engineer RECOMMEND:

That Council approve expenditures of \$1,450,000.00 for Phase 2 capital works as outlined in column 4 of Table 1. The source of funds will be Champlain Heights lease revenues. Detailed appropriations subject to the approval of the Director of Finance and the City Manager."

The City Manager RECOMMENDS that the foregoing recommendation of the Champlain Heights Project Manager, the Director of Finance and the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:5. Display of Red Cross Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Red Cross Society pointing out that May 8th is designated World Red Cross Day. The Red Cross Society requests permission to fly Red Cross flags on two of the City's flag islands -

1. Cambie St. and 12th Avenue
2. South end of Burrard Bridge

from May 7 to May 11, 1979. It is requested also that the cost to install and remove the flags be borne by the City. City staff could perform the work, and the estimated cost is \$150.00.

I recommend that permission be given to install flags on two flag islands May 7th to May 11th, 1979 and

I submit for Council's consideration the request from the Canadian Red Cross Society for a grant from the City to cover the costs of installing and removing flags (estimate \$150.00).

The Comptroller of Budgets and Research advises that this request falls within the "Other" grant category in which there is currently an uncommitted balance of approximately \$53,000."

The City Manager RECOMMENDS approval of the recommendation and submits the request for a grant for Council's CONSIDERATION.

CONSIDERATION6. Queen Elizabeth Theatre Restaurant Addition

The Theatre Manager and the Director of Civic Buildings report as follows:

"On April 21, 1977, Council resolved to award the lease for operating the Q.E.T. Restaurant to Mr. "Niki" Wisniewski on the following terms:

- (a) three years to May 31, 1980 at a rate escalating from \$2,500 per month in 1978 to \$3,500 per month in 1980
- (b) At the option of the Lessor the rent during the three (3) year renewal term shall be either:
 - (i) monthly rent of \$3,500 during 1980
monthly rent of \$4,000 during 1981
monthly rent of \$4,500 during 1982
monthly rent of \$5,000 during 1983
OR
 - (ii) ten per cent (10%) of the Lessee's gross income derived from the operation of the demised premises and the licensed areas - gross income shall not include income derived from sale of alcoholic beverages;

On May 24, 1977, Council approved further lease negotiations relating to the apportioning of costs associated with improvements to the restaurant premises.

Continued

Clause No. 6 Continued

One of the items approved was the installation of a canopy over the restaurant patio at a cost of \$20,000 (50% City cost). From Mr. Wisniewski's experience to date, he has concluded that a canopy over the patio is not a worth-while endeavour, but that a permanent addition over this area would be most advantageous. He would then be in a position to provide light, faster, and less expensive meals than are now offered in his main restaurant area, for Theatre patrons, small receptions, summer luncheons, etc.

Our initial concept is for a "garden" type addition incorporating significant glass areas, some of which could be opened to the plaza on fine days. Should such a permanent addition be constructed, we have determined that the existing washrooms would be totally inadequate, therefore, new washrooms must also be provided. The total extension would, therefore, be approximately 1,800 sq. feet, 1,150 sq. feet of which would be restaurant dining area for an additional customer potential of approximately ninety-five.

Mr. Wisniewski has suggested that the City provide the extension and he would provide the movable furniture, equipment, carpets and drapes. We must anticipate that the cost for the extension, including the additional washrooms will be around \$100,000 plus an additional allowance of \$10,000 for fees, permits, etc. for a total of \$110,000, such cost to be amortized over a 20 year period in additional rental charged to the Restaurant Lessee. At today's rate of approximately 11½%, this represents an increase of approximately \$1,153 per month in the base rental.

The present operator's lease is for three years from June 1, 1977 with the option of renewal for a further three years. The suggestion of a twenty year amortization period for the capital amount presumes that if there is a change in lessee, the new incumbent would undertake payment of the unpaid balance of the capital amount.

If well designed, the addition could be an attractive attribute to the Restaurant, Theatre, and Plaza, however, the financial justification depends on the Lessee increasing his clientele accordingly. In this particular case, it is not possible to judge the potential on the basis of the existing Theatre Restaurant trade because the building addition is to allow a different form of restaurant service from that now provided. Mr. Wisniewski is so convinced of success that he has offered to finance an addition himself on the basis of a long-term lease, however, all parties involved to date consider that the City should control and finance any building addition. Mr. Wisniewski has indicated that he intends to invest up to \$90,000 in furnishing the addition and, on that basis, would hope for reconsideration of a longer term of lease, perhaps from five to ten years.

In an attempt to examine the financial viability of the addition, a hypothetical comparison can be taken between a fixed rent set by the lease and the necessary equivalent income from 10% of gross income. For example, in the year 1983 the total fixed rent would be \$6,173 per month made up of \$5,000 base rent as called for in the present lease plus \$1,173 amortization. When this rental is compared to the rental option of 10% of Gross Income (excluding alcoholic beverages) the restaurant must average approximately 340 meals per day on the basis of a 6 days a week operation with an average meal of \$7.00. With the total seating of the restaurant facility of approximately 225 (including the banquet room on the lower floor) the target of 340 meals per day appears attainable although it may be marginal until further major developments occur in the neighbourhood. Such meals would include luncheons, dinners, before-theatre buffets, after-theatre snacks and banquets.

Continued. . .

MANAGER'S REPORT, APRIL 6, 1979 (FINANCE: A-7 - 8)

Clause No. 6 Continued

The Theatre Manager reports that in 1977 when tenders were being received, two established successful restaurant firms had proposed an addition of a comparable size in order to ensure that their suggested restaurants would be paying propositions. The Theatre Restaurant has limped along since its opening, with every operator requesting this very logical addition as a requisite for developing the full potential of the restaurant. Knowing that the restaurant should be serving approximately 340 meals per day will prove to be a target for the operator and a positive guide when Council considers the renewal of the present lease or the granting of any future lease.

The Director of Finance reports that should Council approve the restaurant addition, the necessary funds be allocated from the 1979 Supplementary Capital Budget.

The Theatre Manager and the Director of Civic Buildings submit the following for Council's CONSIDERATION:

- (a) Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of \$110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.
- (b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.
- (c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) be increased by \$1,200, - in order to amortize construction costs.

The Internal Auditor has advised the City Manager that although the Restaurant's business has much improved over the past 12 months, it is too soon to tell whether the improvement is permanent and whether it will enable the operator to absorb the additional rent proposed. The restaurant operator, on the other hand, believes that the added space will generate sufficient extra business to absorb not only the City's cost, but also his own capital expenditures."

The City Manager submits for Council's CONSIDERATION the expansion of the facilities, and the adoption of (a), (b), and (c).

FOR COUNCIL ACTION SEE PAGE(S) 673/675

MANAGER'S REPORT, APRIL 6, 1979 (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION:

1. Request for Leave of Absence With Pay -
Marilyn Clark - Personnel Services Dept.

The Director of Personnel Services reports as follows:

"His Excellency the Governor-General in Council, on the recommendation of the Minister of National Health and Welfare, has appointed Marilyn Clark, Supervisor of Records and Benefits, as a member of the Canada Pension Plan Advisory Committee, effective from March 8, 1979.

The appointment will require Mrs. Clark to attend committee meetings in Ottawa in May and October as well as an orientation meeting in April this year, and sub-committee meetings as necessary. It is anticipated that absences from duty, including travelling time, could amount to from six to ten days a year, during the term of her appointment.

There are no provisions in the Personnel Regulations to cover the requested leave of absence. However, Mrs. Clark is replacing Mrs. A. I. Derby whose term expired December 31, 1978. Mrs. Derby was annually granted the required leave with pay.

The request for leave of absence with pay for Marilyn Clark to attend meetings as required as a member of the Canada Pension Plan Advisory Committee, to a maximum of ten days a year, is submitted for Council approval. There is no other cost to the City as the Federal Government pays all travel expenses."

The City Manager RECOMMENDS approval of the request of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 675

MANAGER'S REPORT, APRIL 6, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Champlain Heights - Enclaves 2 and 17

The Champlain Heights Project Manager reports as follows:

"On October 17, 1978, Council agreed to lease Enclave 2 to "Fore Developments Ltd." and Enclave 17 to "Greentree Development Ltd.".

Enclave 2 is being leased for construction of the residential energy conservation project and Enclave 17 is being leased for an innovative proposal combining various trade unions, labour unions and credit unions in the construction of housing for their members.

Originally both leases were to be executed on or before February 13, 1979, however, on February 6th, 1979 Council agreed to a 60-day extension to the execution date. The report to Council requesting this time extension explained that the developers had not had sufficient time to review and discuss the documents by the due date.

Progress on all aspects relating to the development of Enclave 17 has been good. A Development Permit has been applied for and approved: the Building Permit is being processed. Initial site work, clearing and the construction and installation of underground services is expected to be under way by mid-April. Terms and conditions of the lease have been reviewed, discussed and agreed to by all parties and it is anticipated that the lease will have been executed on or before April 13, 1979.

Enclave 2 has proved a more complex proposition to advance. Concerns such as unit design and the inclusion of a 'balanced' system of energy conservation measures and marketability have been paramount; followed by concerns arising from site layout and sub-division. To date no Development Permit Application has been filed although it is expected that an application will be made in the month of April. In addition to this, the actual preparation of a draft lease was delayed due to other commitments. As a result the developers only received their draft documents March 22, 1979. From our past experience with the subsequent negotiations there is not sufficient time to expect this lease to be executed by April 13, 1979. During the time period that the D.P.A. is being processed (6-8 weeks), sufficient time exists to complete the sub-division, and the lease documents.

It is therefore the recommendation of this report that an extension of time be granted for the execution of the lease of Enclave 2 between Fore Development Ltd. and the City of Vancouver.

In view of the foregoing the Project Manager recommends

THAT a sixty day extension of the date for execution of the lease be granted to the proposed lessee of Enclave 2. "

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

2. Champlain Heights - Enclave 15/Lease Agreements

The Champlain Heights Project Manager reports as follows:

"Abacus Cities Ltd., the developers of Enclave 15 have discussed assigning the ground lease in this project to a wholly owned subsidiary company. The details of this request were outlined in a letter to the Project Manager dated March 27th 1979. The letter reads as follows:

"The assignment of Abacus' interest in the ground lease is proposed from Abacus Cities Ltd. to a wholly owned subsidiary, (not yet incorporated).

MANAGER'S REPORT, APRIL 6, 1979 (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

The subsidiary will be probably named Hambleton Woods Champlain Ltd. to identify the project and location. The company shares will be 100% owned by Abacus Cities Ltd., and will be backed by a full Abacus Cities Ltd. covenant.

The purpose of the project company is to hold the leasehold interest in the subject property in trust for our investor clients pursuant to a declaration of trust to facilitate development accounting and administration, and more particularly to facilitate processing of our investment sales prospectus through the Alberta and B.C. Securities Commission.

I would appreciate your expediting this request for a technical assignment with the Abacus group of companies, and look forward to an early reply."

The Project Manager has discussed this request with Finance and Law and it is our shared opinion that the assignment can be granted and that the City can retain adequate protection while at the same time expediting the overall development.

The Assistant Director of Legal Services has requested that if Council concur with this request then the assignment should be a three party assignment between the City, Abacus Cities and the newly formed subsidiary. This has been discussed with Abacus Cities and they are in agreement with joining the City as a party.

In conclusion therefore the Project Manager recommends:

- a) THAT Council grant Abacus Cities Ltd. authority to assign their interest in the ground lease to a wholly owned subsidiary, and
- b) THAT the assignment be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

3. Champlain Heights - Enclave 16

The Champlain Heights Project Manager reports as follows:

"April 11th 1978 the City and Community Builders executed a lease agreement for the above noted enclave. The development of 108 townhouses was to be constructed in two phases. Payments on the second phase were to be made twelve months and eighteen months after execution of the lease.

Community Builders first phase development schedule was delayed somewhat and they have only recently begun marketing. Their display homes have been open about eight weeks and they have sold 18 of the 54 units. The builders are encouraged by this response however, because of the earlier delays they are not ready to commence development of the second phase. In a letter to the Project Manager Community Builders have requested a deferral of the April 11th 1979 payment.

This request was discussed with the Director of Finance and both the Project Manager and the Director are in agreement that a deferral should only be considered if Community Builders agree to pay interest on the amount in arrears as outlined in Section 2:04 of the Ground Lease - specifically at 3 per cent per annum above the average prime lending rate of the main branches of the chartered banks of Canada carrying on business in Vancouver.

A 3 month deferral was discussed with Community Builders and they are in agreement with the above terms and conditions.

MANAGER'S REPORT, APRIL 6, 1979 (PROPERTIES: A9 - 3)

Clause No. 3 cont'd:

In view of the foregoing, the Project Manager recommends:

THAT a three month deferral of the April 11th 1979 payment be granted subject to Community Builders paying interest as outlined in Section 2:04 of the Ground Lease "Interest on Amounts in Arrears."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

4. The partial taking of Lot 12, except the West 20 feet; now lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street

The Supervisor of Properties reports as follows:

"Nanaimo Street from 29th to 34th Avenue was approved as a paving project for 1979. In 1978, the purchase of land for this project was approved under the Provincial Revenue Sharing Program. With the exception of the subject property, all parcels of land necessary for the paving project have been negotiated and approved by the property owners. The Supervisor of Properties reports that he has exhausted all possibilities of negotiating a reasonable settlement with the owners of the subject property.

The offer made to the owners for approximately 24.53 m2 (264 sq. ft.) of the land was \$2,000. and they have demanded \$7,000. In view of the foregoing and the requirement to commence construction this year, the Supervisor of Properties requires authority to expropriate and the City Engineer concurs with this recommendation.

Following consultation with the Director of Legal Services, it is proposed to proceed with expropriation.

It is therefore recommended:

- A. THAT the offer of \$2,000. for a portion of Lot 12, except the West 20 feet; now lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, made to the owners through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the property to be acquired.
- B. THAT since the City has failed to come to an agreement with the owners to acquire said property for the said sum of \$2,000., the said property be expropriated and that the resolution for that purpose submitted under "MOTIONS" be passed.
- C. Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

CONSIDERATION

5. Possible inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street

The Supervisor of Properties reports as follows:

"City Council (IN CAMERA) on November 28, 1978 moved that an agreement, satisfactory to the Director of Legal Services be approved, such agreement to be between the City and the British Columbia Buildings Corporation and set out the basis of an exchange of the British Columbia Buildings Corporation-owned 635 Burrard Street and other City-owned land that may be of use to the Corporation.

British Columbia Buildings Corporation, in reviewing the list of City properties that were submitted as possible exchange sites for 635 Burrard, have requested that the City-owned site at 2625 Yale Street (now utilized by the Provincial Government as the Family and Juvenile Courts) be included in the list as it is of "definite interest" to the British Columbia Buildings Corporation.

City Council on March 16, 1976 approved the Family and Juvenile Courts site be allocated as a park site when the present use was discontinued.

However, as the Burrard Street site is in the process of being utilized for park purposes, Council may wish to rescind its resolution of March 16, 1976 and make this site available for exchange purposes on the basis of exchanging lands proposed for park use for more desirable downtown park land.

Should Council approve the inclusion of this site for exchange purposes and same is selected by the British Columbia Buildings Corporation as satisfactory, it should be noted that an office estimate of value confirms that this site alone would approach one third of the value of 635 Burrard Street or approximately \$350,000., this amount to be confirmed when potential RS-1 subdivision is known. This estimate is based on the site potential as a single-family subdivision.

It should also be noted that as a condition of the aforementioned agreement, any of the exchange sites selected by British Columbia Buildings Corporation will be independently appraised and such appraisal is to be binding on both parties. Further it should be noted that 635 Burrard Street has now (in accordance with the agreement) been independently valued at \$1,080,000. which amount is binding to both parties and forms the basis of the exchange."

COMMENTS OF THE DIRECTOR OF PLANNING

The Director of Planning notes that considerable discussion took place between Council, the Park Board and local citizens in 1976 regarding the need for additional park land in this area of Hastings-Sunrise. This need was based on a shortage of park land according to the City's adopted standard of 1.81 acres of neighbourhood and community park per 1,000 population. The Planning Department's March 1976 report on this matter also discussed the potential use of the Family Court buildings as a community recreational facility when it became vacant. It is noted that investigation of this option was desired by local residents and the Director of Planning believes that the building could be put to this use as part of a parks recreation program.

MANAGER'S REPORT, APRIL 6, 1979 (PROPERTIES: A9 - 5)

Clause No. 5 cont'd:

Based on the above concerns, the Director of Planning recommends that Council reaffirm its previous resolution to reserve the Family Court property for park development.

The City Manager submits for CONSIDERATION the choice between:

- (a) rescinding the resolution of March 16, 1976 in order to make the site at 2625 Yale Street available to the British Columbia Buildings Corporation as part exchange for 635 Burrard Street, or
- (b) reaffirming the resolution of March 16, 1976 and informing the British Columbia Buildings Corporation that the property can not be made available to them.

RECOMMENDATION

6. Cancellation and Lease of 1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"1830 and 1836 West 5th Avenue are part of the office and showroom building purchased in 1973 for the Arbutus-Burrard Connector. This property is legally described as Lots 7, 8, 9, South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233), Lots 14 and 15, except that portion of each of said lots shown and described as the Right-of-Way of the Vancouver and Lulu Island Railway Company on plan and description contained in Absolute Fees Parcels Book, Vol. 14, Folio 799, No. 16187C, Block 267, D.L. 526, Plan 590.

City Council on May 16, 1978 approved a lease of 654.48 m² (7045 sq.ft.) to Theodore Mann Showrooms Inc. at 1830 and 1836 West 5th Avenue, commencing June 1, 1978 for a term of five years with a right to renew for a further five years. Current rent is \$2,400. per month with a rent review to take place prior to December 1, 1980. In addition to this space, they are also leasing 26.01 m² (280 sq.ft.) on a month-to-month basis at \$85.00 per month.

Theodore Mann Showrooms Inc. are in default in payment of rent on both leases (\$5,055.) and the Director of Legal Services recommends that the leases be cancelled.

As a replacement for Theodore Mann Showrooms Inc., the Interior Designers Institute of British Columbia have submitted a proposal to take over the unexpired term of the lease from April 1, 1979, under the same terms and conditions as the previous lease and to include in the new lease the additional space now covered by the month-to-month tenancy. This new lease will have a total area of 680.49 m² (7325 sq.ft.) more or less, at a monthly rental of \$2,485.

Therefore, it is recommended:

- (a) That the leases of 1830 and 1836 West 5th Avenue to Theodore Mann Showrooms Inc. be cancelled and notice to this effect be served upon Theodore Mann Showrooms Inc. pursuant to the lease terms.
- (b) That the Director of Legal Services be instructed to take the necessary steps to collect the rental arrears; and

MANAGER'S REPORT, APRIL 6, 1979 (PROPERTIES: A9 - 6)

Clause No. 6 cont'd:

- (c) That effective April 1st, 1979, the above space be leased to the Interior Designers Institute of British Columbia and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 676/677.

DATE March 28, 1979

TO: Vancouver City Council
SUBJECT: Proposed Subdivisions at 6262/6288 Adera Street
and 6476 Adera Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"1. PURPOSE OF REPORT

To inform Council of applications (1) to resubdivide Lots 7 and 8 of Lot 4, Block 3, D.L. 526 (6262 and 6288 Adera Street) and (2) to subdivide Amended Lot A of 4, Block 7, D.L. 526 (6476 Adera Street), and to respond in general to letters to the Mayor and Council from Mr. Gordon D. Campbell dated March 5, 1979, and Mrs. T.D. Devitt dated March 12, 1979.

2. DESCRIPTION OF APPLICATIONS

- (a) The first application (Ball/Bishop) involves the resubdivision of two existing rectangular lots, each being 76.82 feet x 193.54 feet and 14,868 square feet in area. The resubdivision consists of the creation of a new lot from the rear of the two existing lots with a new frontage on 47th Avenue and flankage on the easterly bounding lane, the resulting lot sizes being 65.00 feet x 153.64 feet (including a proposed 12-foot rear access easement) and 9,987 square feet in area, and the two existing (foreshortened) lots presently containing one-family dwellings fronting on Adera Street being reduced to 76.82 feet x 128.54 feet and 9,874 square feet in area.

In the case of the new lot fronting on 47th Avenue, principal vehicular access would be from 47th Avenue with secondary access from the bounding lane, while existing vehicular access to the two other lots fronting on Adera Street would remain unchanged, except that the northerly lot could readily be provided with a 12-foot access easement from the rear lane. All necessary utility services can be readily provided to the proposed easterly lot.

No decision by the Approving Officer has yet been made in respect to the preliminary approval or refusal of this application. No notification of surrounding property owners has been undertaken by the Planning Department, however both the applicants and certain opponents of the proposal have solicited desired support or opposition.

- (b) The second application (Roadburg) involves the creation of two lots from one, the existing rectangular lot being 124.65 feet x 146.87 feet and 18,307 square feet in area and the two proposed lots being 62.00 feet x 146.87 feet and 9,106 feet in area and 62.65 feet x 145.87 feet and 9,201 square feet in area. An existing one-storey, one-family dwelling would occupy the easterly proposed lot with the existing principal east-west orientation being eliminated in favour of a north-south orientation.

Upon subdivision, vehicular access to the proposed easterly lot would be by way of the 20-foot lane bounding the north side of the lot, while vehicular access to the proposed westerly lot would be by way of either Adera Street or the aforementioned lane. All necessary utility services to both lots can be readily provided.

The orientation of a new one-family dwelling on the westerly proposed lot could be to either Adera Street or 49th Avenue and would not require alternate street access to that now existing from Adera Street.

This subdivision proposal was granted preliminary approval on November 30, 1978 and again on January 12, 1979, subject

to the removal of the existing garage, proof of no taxes in arrears, and registration of a restrictive covenant agreement in favour of the City under Section 24A of the Land Registry Act requiring approval of the Director of Planning of the design of the dwelling to be located on the proposed westerly lot.

In the case of an earlier version of this application, which was refused, 10 surrounding property owners were notified by the Planning Department (on July 24, 1978), seven of whom objected. Since that date, further extensive opposition has been registered with the Approving Officer, largely by form-letter petition circulated by members of the South Granville Property Owners' Association.

Both applications have been preceded within the last two years with applications for smaller lots which were refused by the Approving Officer. The present applications comply in all respects with the Subdivision By-law and the Zoning and Development By-law. In this RS-1 zoned area, the minimum required site area for a one-family dwelling is 4,800 square feet, while the Subdivision By-law prescribes a minimum parcel width of 40 feet and a minimum parcel area of 4,800 square feet. Prevailing parcel widths and areas in the vicinity are well above these minima, parcel widths extending from 60 feet up to 80 feet or more and parcel areas extending from 9,000 square feet up to 12,000 to 14,000 square feet.

3. POWERS OF APPROVING OFFICER AND CASE LAW

In judging the acceptability of any proposed subdivision, certain discretionary powers of review are vested in the Approving Officer. Under Section 7.0 of the Subdivision By-law, notification of surrounding property owners may be undertaken by the Approving Officer where he is of the opinion that any owner of land or other person may be detrimentally affected by a proposal for subdivision. Section 96 of the Land Registry Act further provides that the Approving Officer may refuse to approve a subdivision if, in his opinion, the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties or would be against the public interest.

Recent case law involving appeals under Section 96 of the Land Registry Act and Section 293 of the Vancouver Charter provides only general guidance as to the appropriate action an Approving Officer might take in respect to any specific future appeal. Each case has attempted to resolve certain points dealing with the amenity aspect, the intent of governing by-laws, the history of subdivision and redevelopment in a specific area, the intent of Council to regulate subdivision by resolutions of intent, and basic procedures, especially those governing the powers and actions of the Approving Officer.

At this time the Approving Officer has before him for consideration and decision full particulars on these applications, with representation of arguments for and against, and he is currently seeking certain opinions from the Director of Legal Services as to the planning and legal ramifications of the recent case law on this subject.

4. TESTS OF ACCEPTABILITY

In the absence of better guidance from the City's Subdivision By-law and Zoning and Development By-law regarding such matters as minimum site width and site area, the basic tests of acceptability of such subdivision proposals to create parcels in excess of 60 feet in width and 9,000 square feet in area where the minimum standard is 40 feet and 4,800 square feet, respectively, are to examine the prevailing widths and areas in the immediate vicinity, as well as in the larger neighbourhood; consider whether the 'anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties'; and establish whether or not the special character of the area may be compromised in any way by further subdivision and redevelopment. A key issue involves the precedent-setting nature of any proposal, if approved, and the question of what potential exists for further similar developments and what the criteria ought to be for approving such proposals.

Any evaluation of parcel width and area must be undertaken within the context of prevailing patterns within the immediate affected area; that is, amongst intervisible properties and those adjoining properties whose residents ordinarily use the same streets and lanes for access and egress. Some of the important issues involved in the review include the continued provision of adequate light, air, access and privacy; the prevention of the overcrowding of land; the preservation of the amenities peculiar to the immediate area; the character of the immediate area, the character of the buildings already erected and the peculiar suitability of the area for the uses intended, recognising the role of architectural controls; and the conservation of property values.

5. PUBLIC RESPONSE AND ARGUMENTS

Both applications have elicited considerable public response, most of which is in opposition for a variety of reasons. In the case of the first subdivision, it has been suggested that any subdivision would likely be the forerunner of other similar subdivisions that would intrude into and destroy the character of the neighbourhood; that no matter how architecturally pleasing the new dwelling might be, the density of the neighbourhood would be injuriously affected and successive subdivisions would be progressively of an even more detrimental nature; and that the market value of property in the area would decrease.

The second application has been opposed with such statements that such subdivision would be entirely out of keeping with the other lots and would totally change the character of the area and open the door for other such subdivisions; that the lot size would be considerably smaller than the lots in the immediate area; that the existing home would face the side or rear of the new home and that any home built adjacent in keeping with or similar to existing homes in the area would completely dwarf the existing home; and that the subdivision would also greatly reduce the value of all properties in the area.

6. LETTERS FROM MR. CAMPBELL AND MRS. DEVITT

A large majority of the residents of the area have expressed such objections to these applications on the assumption that the anticipated development of the subdivisions would injuriously affect the established amenities of adjoining or adjacent properties and that they would be against the public interest - a matter solely for the determination of the Approving Officer under Section 96 of the Land Registry Act. Nevertheless, the merits of each application are being fairly considered within both the context of the prevailing pattern of development and the development rights of the applicants under present City By-laws.

At the same time, a review of the recent case law on subdivision refusals has been undertaken with a view to determining the propriety of approvals or refusals of the two applications at hand, as well as the implications for appeal against such decisions. For these reasons, decisions on both applications have been delayed.

Concurrent with the review which has taken place to date, several meetings have been held since the first of the year with the applicants and representatives of the South Granville Property Owners' Association and efforts have been made to keep all respondents continuously informed of progress toward a decision. That decision is expected shortly, based on the criteria enumerated in this report, the governing provisions of City by-laws, and the duties and responsibilities of the Approving Officer under the Land Registry Act.

7. ROLE OF APPROVING OFFICER AND CITY COUNCIL

At the Council meeting, and at any other meeting which discusses this matter, it is important to note that the Approving Officer is charged with making the decision on this matter after he has obtained what he believes to be the necessary information. Council's opinion, after hearing the various delegations, will be helpful to him in reaching a decision but it is the Approving Officer's decision which is required under the Land Registry Act.

The Director of Planning submits the foregoing report for the information of City Council."

The City Manager notes that on March 13, Council approved three delegations on the above topic. Since then a request has been received from the South Granville Property Owners' Association to reschedule the discussion to an evening meeting in the area, when over 200 people are expected to attend.

In view of this request, and in view of the statutory powers of the Approving Officer and the limited role of Council, as set forth in the accompanying report from the Director of Legal Services, the City Manager RECOMMENDS that Council not hear the delegations at this time, but ask the Director of Planning to schedule an evening meeting in the area, to listen to the concerns of the citizens.

FOR COUNCIL ACTION SEE PAGE(S) 678/9

B (i) 730

MANAGER'S REPORT

DATE: April 5, 1979

TO: Vancouver City Council

SUBJECT: Subdivision Applications - 6476 and 6262/6288
Adera Street

CLASSIFICATION: Information

The Director of Legal Services reports as follows:

"I understand it is Council's intention to hear a number of delegations regarding these proposed subdivisions which are now before the Approving Officer for decision. It is obvious, of course, that the delegations are hoping that these representations before Council will, in some way, result in the Approving Officer rejecting them.

I think it is vitally important that members of Council appreciate their role and that of the Approving Officer.

Council has power to enact a by-law regulating subdivisions and has done so, and these applications meet this By-law.

The Approving Officer, on the other hand, holds an office established by statute, and his duties and obligations are prescribed by the Land Registry Act and the Subdivision By-law.

His decision must be made within the confines of the legislation and Court interpretation of that legislation. He cannot take directions from Council and Council cannot issue any directions.

If he refuses an application on grounds which he believes fall within the Land Registry Act (i.e. affecting amenities, or being against the public interest), an owner has an appeal to a Judge of the Supreme Court, who may substitute his decision for the Approving Officer's and make such order as he sees fit.

This is not to say that Council cannot voice an opinion, nor that the Approving Officer may not listen to that debate or give heed to that opinion, but it cannot bind him or be a direction. The opinion of Council that an application is against the public interest may be adopted by the Approving Officer, but may also be ruled out by a Court of Law.

It should also be recognized that under the Land Registry Act only an owner has an appeal in the case of refusal. There is some question as to whether or not objecting parties have an appeal."

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 678/9.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 22/APRIL 3, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 22, 1979, at approximately 1:30 P.M. and reconvened on Tuesday, April 3, 1979, at approximately 10:00 A.M., both in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy (March 22 meeting only)
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. First Quarterly Report from
Downtown Housing Implementation Committee

City Council, on November 7, 1978, approved a series of recommendations from a joint meeting of the Community Services and Planning & Development Committees held October 12, 1978, regarding downtown housing policies.

These recommendations instructed the City Manager to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the Downtown area; the Committee would be comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments. The recommendations also contained terms of reference for the Downtown Housing Implementation Committee including a stipulation that it report quarterly to the Community Services Committee.

At the March 22nd, 1979 meeting, the Committee had before it for consideration the first quarterly report from the DHIC, a 37-page comprehensive document (on file in the City Clerk's office) which concluded with fifteen (15) recommendations pertaining to housing policies in the Downtown core area. This report was accompanied by a City Manager's summary report dated March 2nd, 1979 (copy circulated).

Appearing before the Committee were representatives of Social Planning, Permits & Licenses, Health, Planning and Fire Departments, representatives of the B.C. Hotels Association, representatives of the Downtown Eastside Residents' Association, several rooming house and/or hotel operators, and other interested parties.

At the March 22nd meeting, the Deputy Director of Social Planning, who is chairman of the DHIC, with assistance from other City staff members, reviewed the report page by page with the Committee, explaining the rationale which led to the DHIC recommendations, and it was pointed out that in order to upgrade the existing poor stock of housing accommodation, both new development and renovations to existing housing are required.

Continued

Clause No. 1 Continued

It was noted there are 196 hotels and rooming houses in the subject area bounded by Great Northern Way, Keefer Street, Homer and Cambie Streets and Burrard Inlet, and there is presently a vacancy rate of approximately 37%.

In response to a question about types of government assistance available to the owners of hotels and/or rooming houses for upgrading, the Deputy Director of Social Planning responded only the Federal R.R.A.P. programme is available and that Bill C-29, designed by the Federal Government to increase the level of assistance to rooming houses, had only recently been adopted by the House of Commons.

Mr. R. Youngberg, Associate Director, Area Planning, stressed that a critical aspect of the DHIC report on upgrading the Downtown core housing is the assumption that money is available for rehabilitation of the existing stock of housing. He explained that although Bill C-29 has gone through the House, the guidelines for eligibility have not yet been announced.

New Provincial Government assistance to low-income tenants will provide up to \$130.00 per month toward rent which, in turn, may mean lodging house and/or hotel operators, by charging this higher level of rent, may realize additional funds which can be plowed back into building renovations.

A new "Housing Standards for Older Multiple Residential Buildings By-law" is being prepared by the DHIC and will be presented to Council for approval in approximately three months and that this by-law, together with a unified approach to by-law enforcement by City inspectors, should prove more effective in the City's efforts to upgrade existing housing.

A spokesman for the B.C. Hotels Association advised the Committee his association had met with the DHIC; that it supports the concept of a unified approach on building inspections; that the new Provincial G.A.I.N. rental assistance rates should make it easier for lodging house and/or hotel operators to consider renovations; and that the association will co-operate with Council's endeavours to increase the standard of housing.

The Committee, on March 22nd, was in receipt of a brief dated March 22, 1979 (on file in the City Clerk's office) from the Downtown Eastside Residents' Association proposing that, with a 37% vacancy rate, the solution to the problem of sub-standard housing is to close down 37% of the worst housing and relocate the tenants to the 63% of the better housing which tenants will be able to afford with the new \$130.00 shelter allowances.

Ms. Jean Swanson of the Downtown Eastside Residents' Association urged the Committee to strive for the construction of new buildings for residential accommodation in the Downtown Eastside and took exception to statistics contained in the DHIC report comparing the cost of new housing with the cost of renovated housing.

Following brief discussion of some aspects of the new housing policies proposed by DHIC, the Committee was forced to adjourn because of other meetings and agreed to reconvene at 10:00 A.M., Tuesday, April 3, 1979, and requested staff to present a summary or a draft of the proposed new by-law.

The meeting adjourned at approximately 3:15 P.M.

* * * * *

Continued

Clause No. 1 Continued

The Committee reconvened on this matter at 10:00 A.M., Tuesday, April 3rd, 1979, in Committee Room No. 1, and had before it for consideration a memo dated March 30, 1979 (copy circulated) from the Chairman of the Downtown Housing Implementation Committee providing additional information, including an explanation of the existing by-law standards in relation to standards as revised by the proposed new by-law (Attachment 1) and additional statistics illustrating the costs of rehabilitating existing housing and the costs of building new housing (Attachments 2 and 3).

Distributed to Committee members were copies of a letter dated March 28, 1979 (on file in the City Clerk's office) from Ms. Patsy George, co-ordinator of Downtown/Strathcona Services for the Ministry of Human Resources, commenting on Downtown Eastside housing; and copies of a brief dated April 2, 1979 (on file in the City Clerk's office) from Mr. W. C. Hennessy, community worker with First United Church, commenting on the recommendations contained in the DHIC and summary City Manager's report.

Again, appearing before the Committee were representatives of Social Planning, Fire, Permits & Licenses, Health and Planning Departments, representatives of the Downtown Eastside Residents' Association and B.C. Hotels Association and other interested parties.

Mr. Doug Purdy, Deputy Director of Social Planning and chairman of DHIC, explained to the Committee that whereas DHIC feels both new and renovated housing are required, current restrictions on the availability of Central Mortgage & Housing Corporation mortgage money will restrict construction of new housing to a maximum of approximately 100 units per year and a total of 2,000 new housing units is required in the Downtown core area.

Following a brief explanation by Mr. Purdy of his March 30th, 1979 memo and a review of the DHIC recommendations, the Committee and staff discussed the rate of housing closures if the proposed new by-law is adopted and several answers were put forward, some staff members suggesting that the 1978 rate of 1,000 units being closed could double under the new by-law, and other officials speculating the closure rate may not accelerate.

However, it was pointed out the terms of reference of the DHIC require it to report quarterly to the Community Services Committee, and Mr. Purdy assured the Committee that the rate of housing closure would be carefully monitored and reported regularly to the Standing Committee.

There was also considerable discussion and some difference of opinion amongst staff members present on the effects of Council approving the DHIC recommendation #3 which calls for the transfer of lodging house inspector positions out of the Health Department and into Permits & Licenses as part of the consolidated approach to by-law enforcement.

The Acting Medical Health Officer suggested that integration of by-law enforcement staff will not result necessarily in better enforcement; that rewriting of current by-laws must occur first. He also suggested that if Health inspector positions are transferred away from his department, the department may not have sufficient manpower to carry out its routine health inspections with the same frequency it does now.

Continued

Clause No. 1 Continued

The Director of Environmental Health added that the problem of poor housing is not just a matter of poor building conditions, that problems of "hard to house" tenants and bad management also must be examined.

The Chief Fire Warden also urged that new by-laws must first be adopted before the City can effectively require the housing stock to be improved; and that each inspectional discipline is best able to enforce his own area of regulations.

In response, the Deputy City Manager explained that a considerable amount of staff time was spent in the preparation of the DHIC report and that the recommendations represent the best proposal of staff's efforts. He added that on the matter of Health inspectors being seconded to the Permits & Licenses Department, a lot of time was spent on this question; that the original proposal to do this was put forward by former Medical Health Officer, Dr. Bonham, some two years ago, and that the DHIC conclusion was that Health By-law requirements would continue to be well served inspectionally and that inspections requiring Health Department expertise will still remain under the Health Department's control.

Concern was also expressed by the Committee over the so-called "grandfather clause", a stipulation in the City's Fire By-law that the owners of those buildings who were required by the City three or four years ago to install a complete sprinkler system would not be required to make additional renovations above or beyond the sprinkler system.

The statement was made that Council should endeavour to honour its commitment to the owners of these buildings, and it was noted that this "promise" did not emanate from staff but was stated by the Council of the day following pressure from hotel and/or rooming house operators.

The chairman of the DHIC suggested the City's efforts to improve the housing standard would be hamstrung if the present Council insisted on adhering to the previous Council's stipulation that no upgrading would be required beyond the installation of sprinkler systems.

On the matter of the "grandfather clause", Mr. Purdy pointed out that recommendation #11 calls for an examination of the implications of this matter, and the Deputy City Manager said a decision on this matter will not have to be made until the Committee and/or Council has before it for approval the final draft of the new Housing Standards for Older Multiple Residential Buildings By-law.

A spokesman for the Carpenters Union, the B.C. and Yukon Building Trades Council and the B.C. Federation of Labour addressed the Committee briefly, urging that new housing should be the City's priority; that existing conditions are disgraceful and degrading.

A recommendation was put forward that Council ensure that any new regulations should be made to conform with Council's previous commitment to building owners who installed sprinklers, but this was withdrawn after it was pointed out recommendation #11 calls for an examination of that aspect of by-law standards.

It was noted from the last paragraph on the March 30, 1979 memo from the chairman of DHIC that he had an additional recommendation regarding the construction of new dwelling units and the Committee felt this should be added to the DHIC recommendations.

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

- A. THAT Council approve the following goals pertaining to residential hotels and rooming houses in the City of Vancouver:
- i) to retain a sufficient stock of adequate and affordable accommodation for the permanent tenants of Downtown residential hotels and rooming houses;
 - ii) to upgrade the size and quality of accommodation to at least minimum housekeeping room standards in cases where a building contains predominantly long-term tenants and the building owner/operator wishes to retain its present use;
 - iii) to establish and enforce 15-20 year standards of upgrading for such buildings.
- B. THAT the Staff Downtown Housing Implementation Committee, as presently constituted, be authorized to:
- i) co-ordinate the joint inspection of residential hotels and rooming houses in the Core Area, beginning on a scheduled basis in Area 1, to achieve the foregoing goals;
 - ii) undertake this program by enforcing the relevant City by-laws pertaining to the cleaning and maintenance, rehabilitation and when necessary, closure of these buildings on the understanding that scheduling will refer to those buildings considered to be in the worst condition as a first priority of inspection.
- C. THAT Council approve the transfer of the required number of Lodging House inspection vacancies from Health to Permits & Licenses as they occur, with interim seconding arrangements to maintain the current inspection programs; and that appropriate Lodging House By-law changes be reported on by the Director of Legal Services.
- D. THAT the success of the transfer of these positions and the advantages and disadvantages of a uni-discipline approach be evaluated and reported to City Council by the City Manager within one year, with a progress report from the Downtown Housing Implementation Committee within six months.
- E. THAT the Director of Permits & Licenses be authorized to exercise discretion in applying the by-laws administered by him in keeping with the City's goal of retaining an adequate stock of affordable housing for tenants of residential hotels and rooming houses.

Continued

Clause No. 1 Continued

- F. THAT a budget of up to \$5,000 be approved by Council to be used by the Director of Permits & Licenses to retain the services of independent contractors to provide upgrading cost estimates for residential hotels and rooming houses.
- G. THAT the Director of Planning review the Development Permit Process and the Zoning By-law with a view to developing a method of expediting the processing of applications to renovate older rental accommodation appropriate to the objective of maintaining a stock of modest priced hotel and rooming house accommodation.
- H. THAT the Building, Lodging House, Fire and Health By-laws be examined by the Director of Legal Services with a view to setting a scale of minimum fines tailored to the seriousness of by-law offences for an early report to Council.
- I. THAT Council approach the Attorney-General's Department regarding
 - i) the establishment of a regional or local By-law Court to adjudicate civic by-law violations;
 - ii) extending the jurisdiction of the Justice of the Peace Referee's Court.
- J. THAT the voluntary ticketing method on minor by-law violations be explored by the Directors of Legal Services and Permits & Licenses for an early report to Council.
- K. THAT the concept of a "Housing Standards for Older Multiple Residential Buildings By-law" which sets 15-20 year standards for accommodation being upgraded be approved in principle; and that such a by-law be prepared at the earliest possible date for report to Council by the Downtown Housing Implementation Committee; and that the implications for the Grandfather Clause in the Fire By-law be reviewed.
- L. THAT the City of Vancouver approach the Federal Government with a proposal to revise the guidelines and increase funding available to the RRAP program with the objective of making the program more attractive to private residential hotel and rooming house owners.
- M. THAT the Greater Vancouver Housing Corporation be approached to purchase, upgrade and manage residential hotels and rooming houses in the Core Area as the need for such housing under their auspices arises.
- N. THAT the Director of Planning review and, if necessary, recommend amendments to the Zoning and Development By-law to ensure that the liveability of existing residential hotels and rooming houses is maintained by appropriate setbacks to new development.

Continued

Clause No. 1 Continued

- O. THAT the Downtown Housing Implementation Committee continue to report to City Council on a quarterly basis; and that the next quarterly report contain
- i) a progress report on inspections of residential hotels and rooming houses;
 - ii) a proposed "Housing Standards for Older Multiple Residential Buildings By-law";
 - iii) a progress report on the Canada Works Paint-up, Clean-up program proposed for selected residential hotels and rooming houses should it be approved;
 - iv) a discussion of zoning and development proposals pertaining to vacant and partially used buildings in Area 1 of the Core Area;
 - v) an examination of social service needs of permanent residents in residential hotels and rooming houses.
- P. THAT Council encourage as a priority the construction this year of at least 100 new bachelor dwelling units in the Downtown core area and that more than 100 units per year be constructed, if possible.

The meeting adjourned at approximately 11:45 A.M.

FOR COUNCIL ACTION SEE PAGE(S) 677

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

738

APRIL 5, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 5, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Grant Request - Vancouver Urban Core Community Workers Association

At the request of the Chairman, the Committee considered a letter dated March 29, 1979 (copy circulated) from the secretary of the Vancouver Urban Core Community Workers' Association requesting a grant of \$1,572.00 from the City to send six (6) persons to the Urban Core Support Network workshop in Edmonton from April 30th to May 3rd, 1979, at a cost of \$1,572.00.

Ms. Renate Shearer of the Social Planning Department appeared before the Committee on this matter and pointed out that while the application does not meet the City's criteria for community services grants, the City did provide funds two years ago to send two community workers to a previous conference.

Ms. Shearer said the conference is a good one and the Urban Core Community Workers' Association is an umbrella organization encompassing such agencies as St. James Social Services, The Door Is Open, New Hope Centre, Lookout, Downtown Eastside Women's Centre and First United Church which do not have the necessary funds to send representatives to this event.

Following brief discussion, it was

RECOMMENDED

THAT Council approve a grant of \$524.00 from the community services grants budget to send two representatives, preferably volunteer workers, from the Vancouver Urban Core Community Workers' Association to the Urban Core Support Network workshop in Edmonton from April 30th to May 3rd, 1979.

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FOR ADOPTION SEE PAGE(S) 618

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 5, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 5, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard (absent April 4th only)
Alderman Little
Alderman Marzari (present April 2nd only)

ALSO
PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION:1. 1979 Operating Budget Estimates

The Finance Committee scheduled three meetings on April 2, 4 and 5, 1979 to consider the attached Manager's Report dated March 27, 1979 and the individual budget packages of Departments and Boards as set out by the Budget Review Committee.

The Finance Committee reviewed departmental budgets with the following Departments and Boards:

City Clerk and Archives	Planning
Emergency Program	Social Planning
City Manager	Fire
Mayor	Permits & Licenses
Law	Park Board
Personnel Services	Britannia
Health	Civic Theatres
Library	Police
Finance	Civic Buildings
Engineering	

The following issues were raised during the budget review:

Mayor's Office

The Mayor's office requested that a position of Police Liaison Officer be established at City Hall at a basic annual cost of \$30,381 (1978 rates). The proposed responsibility of the position would be as follows:

1. Co-ordinate and provide personal security for the Mayor, other Members of Council, and staff. This would involve discussions and consultation with all Council Members and Departments to determine adequate individual security requirements to suit their specific needs.
2. In conjunction with the Mayor's Executive Assistant, provide escort service for His Worship and other dignitaries, as and when necessary.

Report of Standing Committee
on Finance and Administration
April 5, 1979 (III-2)

Clause No. 1 cont'd

3. Act as Sergeant-at-Arms for City Council meetings.
4. Act in the capacity of a general security advisor to the staff at City Hall regarding such things as hostage situations and telephone or written or personal threats.
5. Act as liaison between all the Members of Council and the Vancouver Police Department. The information that would pass through the incumbent would include up-to-date data on dissident groups and individuals, V.I.P. security and other major security projects and operations involving civic functions.
6. Any other duties deemed necessary by the Mayor in consultation and with agreement between the Chief Constable, the Vancouver Policemen's Union and the Members of the Vancouver Police Board.

The Mayor advised that the Police Department has stated that the personal protection of the Mayor and Members of Council (and our staff and the City Hall itself) is inadequate as it now stands. Also, threats of physical confrontation between citizens and staff people have recently taken place. A fire bomb was recently thrown at City Hall. In addition to this, there are many occasions when it is necessary to utilize the Police Department's on-duty manpower to transport ourselves and other dignitaries to certain formal civic functions. The Police Department has outlined two problems regarding such transportation, one being the fact an Officer has to be removed from the field, and secondly, I or any other Member of Council is unable to assign specific responsibility to one individual Officer. Security measures at Vancouver City Hall are poor in relation to other Canadian cities.

On April 2, 1979, the Committee requested that more information be provided and that the Police Chief be requested to provide a report on the need for the requested position.

The Committee had for consideration a letter dated April 3, 1979 and attached job description from the Deputy Chief Constable, a memo dated April 5, 1979 from the Vancouver Police Board recommending that the position be established, and a memo dated March 12, 1979 from the Mayor to the Director of Finance and the City Manager regarding the position.

Following discussion, the majority of the Committee agreed that such a position should be established for a trial period of two years.

Law Department

The Law Department appealed their submission of \$10,500 for carpeting in the outer office where there are ten employees typing and word processing equipment is operating. Due to the noise level, it is almost impossible to carry on a telephone conversation and the installation of carpeting should alleviate this considerably. The Budget Review Committee supported this request but could not approve it because of budget constraints and policy regarding carpeting.

Report of Standing Committee
on Finance and Administration
April 5, 1979 (III-3)

Clause No. 1 cont'd

Personnel Department

The Director of Personnel Services advised the Committee that he is reviewing the matter of the hiring of outside workers, and he would be submitting reports to Council in approximately one month on the Town Crier paper and the safety function and the Committee agreed to defer further consideration of these matters pending the report.

Vancouver Public Library

The Committee discussed the following appeals of the Library Board:

- that the book budget be increased from 5% to 8.8% to account for inflation - \$21,809
- that their salary savings of \$48,142 be transferred to purchase books
- extended public relations - \$4,500
- carpet and tile for main floor of central library - \$38,000
- air conditioning the South Hill Branch Library - \$24,000

The Committee was opposed to an increase in the library book budget for inflation and did not agree with a transfer of salary savings to the book budget. The Committee supported the balance of the libraries' appeals.

On December 7, 1978, the Finance Committee requested the Library Board to report back on whether savings could be made through curtailment of hours in the library system. The Library Board distributed copies of the attached letter dated March 27, 1979 giving suggestions on a survey they had conducted in January 1979. The letter sets out a schedule of the Library Board's first and second choices for closing each of the 15 branch libraries three hours per week. If a three hour reduction went into effect at the end of April 1979, the savings for the 1979 budget would be \$62,300.

The Library Board advised that all branches would be seriously affected by a reduction in hours and South Granville, Joe Fortes, Britannia and Oakridge libraries would be affected most because of higher circulation, heavy use, size, etc.

Following discussion, it was felt that the Library Board should be requested to reduce the hours of all the libraries except for the four mentioned, with the budget reduction for 1979 being \$52,000.

Engineering Department

The Committee considered the attached Manager's Report dated March 26, 1979, wherein the City Engineer reported on the following three items that he appealed:

- 2 national and 7 regional conferences - \$4,500
- temporary help in the Traffic Division - \$10,000
- review and analysis of the by-law requirements for parking - \$21,473

The Committee did not agree with additional funds for temporary help in the Traffic Division but supported the additional conferences and study of the parking by-law requirements. The Committee discussed maintenance of the Connaught Bridge and questioned whether it is sound practice to cut back this year. The Engineer advised that he would be reporting further to Council on this matter and the Committee agreed to defer consideration pending report to Council.

Report of Standing Committee
on Finance and Administration
April 5, 1979 (III-4)

Clause No. 1 cont'd

Fire Department

The Committee discussed the Fire Department budget and the Fire Chief reported that he expected to report on the fire insurance rating in approximately one month. He further reported that the Municipality of Burnaby does not wish to discuss mutual aid with Vancouver and the City Manager was requested to discuss the matter with the City Manager of Burnaby.

Social Planning Department

The Committee discussed the attached Manager's Report dated March 30, 1979, wherein the Director of Social Planning reported on the Poser and Reser accounts. A Committee member questioned whether the discretionary authority should rest with staff or should the accounts be submitted to the Finance Committee quarterly. The City Manager advised that it could operate either way but it has operated well under the present system and there have not been any problems with it as far as the City Manager's office is concerned.

Parks Board

The Committee had for consideration a letter dated April 2, 1979 from the Chairman of the Board of Parks and Recreation advising that the Board reviewed the budget reductions of N.N.R. funds made by the Budget Review Committee and the further reduction of \$200,000 recommended by the Finance Committee on March 22, 1979. City Council on April 3, 1979 agreed to defer consideration of the Finance Committee's recommendation on the \$200,000 reduction pending a Park Board meeting with the Finance Committee on April 5, 1979 regarding their budget appeals. The letter from the Park Board sets out their appeals as follows:

"(1) New and Non-Annual Recurring Items - \$54,670.00

We have determined that reductions in N.N.R. funds in the amount of \$54,670.00 have resulted in a reduction in the level of service which will have some definite adverse effects on our parks and facilities. The deterioration that will take place over the next year will result in future increased costs of building and equipment repairs and replacement. This "false economy" will further reduce the value and enjoyment of our parks and facilities during 1979 and likely in subsequent years. The Board feels that many facilities and neighbourhood parks have suffered over the years by the limited amount of N.N.R. and maintenance funds and the effects of deferred maintenance are most visible in services offered at neighbourhood parks and facilities.

(2) \$200,000 Budget Reduction recommended by the Finance & Administration Committee on March 22, 1979

After adjusting the Board's budget submission from \$11,570,671.00 to \$11,116,219.00 the Staff Budget Review Committee acknowledged in their report of March 20, 1979, that they are of the opinion that there are no further areas for significant budget reductions without affecting the level of service. Therefore, the Board requests that the Committee re-evaluate the basis for establishing further budget reductions.

Clause No. 1 cont'd

Should Council approve the \$200,000 reduction in the level of service the following action would be necessary:

(a)	Marine Drive Foreshore Park Maintenance and Scything	\$ 20,000.
(b)	Reduction of General Park Maintenance . .	68,000.
(c)	Partial Closure of Indoor Pools (summer time)	60,000.
(d)	Closure of Indoor Pools on Saturday and Sunday evenings	22,000.
(e)	Reduced Playground Program	30,000.
		<hr/> \$200,000. <hr/>

Every indication to date is that citizens of Vancouver place a high priority on their recreational parks and facilities and it is anticipated that a strong representation would be made to City Council when the effects of these reductions become visible. Further to this there are areas of the Park Board's operation which through previous years restrictions have resulted in a low standard of service to the public, therefore, further cuts will have a compounding effect."

Following review of all the departmental budgets, the Committee reviewed all the appeals presented and took action as follows:

RECOMMENDED

Law Department

- A. THAT \$10,500 be approved for carpeting the outer office in the Law Department.

Library Board

- B. THAT the request for an increase in the book budget from 5% to 8.8% by the Library Board be turned down.
- C. THAT the request by the Library Board that a staff budget reduction of \$48,142 be applied to the purchase of books be turned down.
- D. THAT an amount of \$4,500 be approved for public relation purposes for the Library Board.
- E. THAT an amount of \$38,000 be approved for carpeting the main floor of the Central Library.
- F. THAT an amount of \$24,000 be approved for air conditioning at the South Hill Branch Library.
- G. THAT the Library Board be requested to reduce the opening hours at each branch library and the Central Library three hours per week excluding the South Granville, Joe Fortes, Oakridge and Britannia Branches, with a 1979 budget reduction of \$52,000.
(Alderman Marzari and Alderman Ford contrary.)

Report of Standing Committee
on Finance and Administration
April 5, 1979 (III-6)

Clause No. 1 cont'd

Engineering Department

- H. THAT an amount of \$4,500 be approved for 2 additional national and 7 additional regional conferences in the Engineering Department budget.
 - I. THAT an amount of \$21,473 be approved for a review and analysis of the parking by-law requirements.
- (Alderman Puil contrary.)

Social Planning Department

- J. THAT the report of the Social Planning Department be received for information.

Parks Board

- K. THAT the Finance Committee re-confirm its previous position of March 22, 1979 as follows:

"That the Vancouver Park Board make a \$200,000 reduction in its 1979 budget (as established by the Budget Review Committee) with adjustments to be allowed for equipment, utilities and wages as necessary, and further, the Park Board advise the Director of Finance as soon as possible of the adjustments to the budget, and further, the Park Board report on these adjustments to Council as soon as possible."

Mayor's Office

- L. THAT the position of Police Liaison Officer be established for a trial period of two years from the date of approval, at an annual cost of \$30,381.

The remaining items appealed by Departments and Boards were not granted.

- M. THAT the foregoing adjustments made by the Finance Committee and the adjustments made by the City Manager and Director of Finance during budget reviews be approved. (Adjustments to the basic and supplemental estimates are shown on Schedule 1, with the details in the individual Budget Packages.)

The meeting adjourned at approximately 5:00 p.m.

FOR ADOPTION SEE PAGE(S) 679/681